



5 Ebor Avenue, Hornsea, HU18 1SR

- Extended Four Bedroom End Terrace Family House
- Entrance Hall with Stairs off
- Kitchen with Side Entrance and GF WC
- Four Piece Bathroom Suite
- Gas Fired Central Heating System
- Offered For Sale with No Forward Chain
- Lounge Diner with Rear Conservatory
- Four First Floor Bedrooms
- Gardens with Parking and Garage
- Double Glazing

Offers In The Region Of £175,000



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Extended four bedroom end terrace house. Requiring some improvements and updating the accommodation comprises:- Entrance hall, lounge diner, conservatory, kitchen, side entrance with GF WC. Four first floor bedrooms and a four piece bathroom suite. Off road parking to the front with single garage. Rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located in the poplar coastal resort of Hornsea. The sea front with the Promenade and beach are just a short journey away along with the main town. Hornsea is a small East Yorkshire coastal town. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access into:

Lounge Diner

10'10" x 21'3" (3.326m x 6.491m)

Window to the front elevation. Fire surround. Two radiators. Access into:

Conservatory

16'4" x 9'0" + 8'10" x 5'10" (4.979m x 2.755m + 2.715m x 1.783m)

Overlooking the rear garden area. Rear access door. Two radiators.

Kitchen

16'10" x 8'4" extends to 10'11" (5.149m x 2.542m extends to 3.344m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric oven and gas hob. Space for freestanding appliances. Windows to the rear elevation. Radiator.

Side Entrance

Front access door. Wall mounted gas fired central heating boiler. Radiator. Tiled flooring.

GF WC

Suite of WC and wash hand basin. Part tiled walls. Tiled flooring.

First Floor Landing

Access to rooms off. Access to roof void.

Bedroom One

13'0" x 9'10" (3.983m x 3.022m)

Window to the front elevation. Range of bedroom furniture. Radiator.

Bedroom Two

10'11" x 11'1" (3.339m x 3.386m)

Window to the rear elevation. Range of bedroom furniture. Radiator.

Bedroom Three

13'0" x 8'0" (3.970m x 2.457m)

Windows to the front and rear elevations. Radiator.

Bedroom Four

9'1" x 8'2" (2.786m x 2.514m)

Window to the front elevation. Radiator.

Bathroom

9'4" x 5'5" (2.865m x 1.666m)

Suite of bath, basin, WC and shower cubicle. Window to the rear elevation. Radiator.

Outside

Off road parking to the front with access to the garage. Side pedestrian access to the rear garden area. The rear garden is mainly grassed.

Garage

9'2" x 15'10" (2.795m x 4.849m)

With front access door (no key held) and side personal access door.



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Energy Performance Certificate

The current energy rating on the property is D (60).

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number HOR047005000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



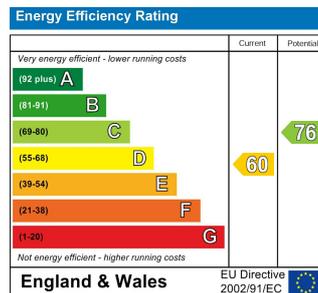
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