



**10 Belgrave Drive, Hornsea HU18 1LU**  
Offers in the region of £159,950

- Semi-Detached Home
- Extended Accommodation
- Lounge with Open Plan Dining Room
- Gardens to the Front and Rear
- No Chain Involved
- Breakfast Kitchen

A bright and airy semi-detached home offered for sale with no chain involved. The accommodation has been extended to the rear providing a large breakfast kitchen with utility room and a separate ground floor W.C. Lounge with open plan dining room leading off and to the first floor are two bedrooms and a modern bathroom/W.C. Foregarden, driveway and an enclosed garden to the rear.

#### LOCATION

This property fronts onto Belgrave Drive, which forms part of a quadrangle which leads between Shaftesbury Avenue and Hall Road from Cliff Road.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. 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 refurbished in 2020 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.

#### ACCOMMODATION

The accommodation has mains gas central via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

With UPVC front entrance door, stairs leading off, feature radiator and doorway to:

#### LOUNGE

11'4" x 13'8" (3.45m x 4.17m)  
With a freestanding electric fire, delft rack, built in under stairs cupboard one central heating radiator and open plan to:

#### DINING ROOM

14'9" x 11'4" (4.50m x 3.45m)  
With delft rack and one central heating radiator.

#### INNER HALL

With woodgrain effect laminate floor covering and doorway to:

#### UTILITY ROOM

7' x 5'11" (2.13m x 1.80m)  
With a fitted base unit and work surface with a stainless steel sink unit, plumbing for an automatic washing machine, woodgrain effect laminate floor covering, shelves to the wall and one central heating radiator.

#### CLOAKS/W.C.

With a vanity unit housing the wash hand basin with tiled splash back, low level W.C. and woodgrain effect laminate floor covering.

#### BREAKFAST KITCHEN

11'10" x 12'2" (3.61m x 3.71m)  
With a good range of fitted base and wall units incorporating cream shaker style fronts and contrasting work surfaces with an inset 1 1/2 bowl ceramic sink, built in oven and gas hob (currently disconnected but understood to be in working order), breakfast bar, woodgrain effect laminate floor covering, feature radiator and double French doors leading onto the rear garden.

#### FIRST FLOOR

#### LANDING

With doorways to:

#### BEDROOM 1 (FRONT)

11'1" deepening to 14'4" x 10'4" (3.38m deepening to 4.37m x 3.15m)  
With wardrobes incorporating mirrored fronts and one central heating radiator.

#### BEDROOM 2 (REAR)

8' x 11'3" (2.44m x 3.43m)  
With one central heating radiator.

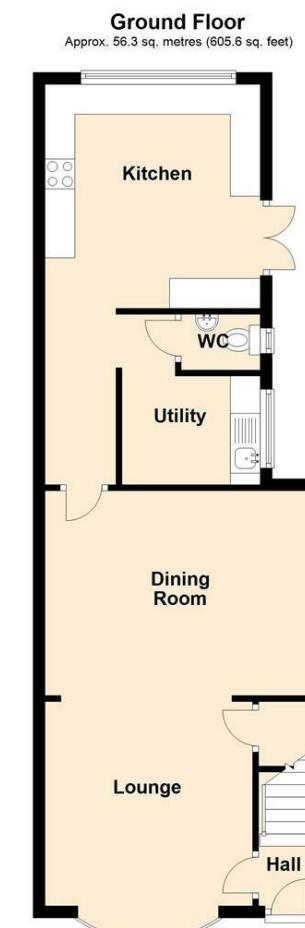
#### BATHROOM/W.C.

6'4" x 7'9" (1.93m x 2.36m)  
With a three piece white suite comprising of a panelled 'P' shaped bath incorporating mixer taps and plumbed shower over, vanity unit housing the wash hand basin, low level W.C. and a ladder style towel radiator.

#### OUTSIDE

The property fronts onto a small concreted foregarden behind a walled frontage with double wrought iron gates opening into a mainly concreted driveway.

To the rear is an enclosed garden with a concreted patio adjoining the side of the kitchen and paved and gravelled surfaces beyond with a number shrubs, mature planting and an aluminium storage shed.



Total area: approx. 87.7 sq. metres (944.0 sq. feet)