



85 Rolston Road, Hornsea HU18 1TA
Offers in the region of £245,000

- Beautifully Maintained • No Chain Detached Bungalow
- Modern Shower Room • Fitted Double Bedrooms
- Conservatory • Parking & Garage
- Well Secluded Rear • Must Be Viewed Garden
- Energy Rating - C

A beautifully maintained two bedroomed detached bungalow which is offered for sale with no chain involved and offers plenty of parking, a single garage and a particularly well secluded garden to the rear.

LOCATION

This property is located on Rolston Road close to the Hornsea Village Outlet on the southern side of the town.

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 heating via hot water radiators, Upvc double glazing and is arranged on one floor as follows:

ENTRANCE PORCH

With uPVC outer door and inner door to the entrance hall.

ENTRANCE HALL

With a built-in cupboard, access hatch to the roof space, LVT flooring and one central heating radiator.

LOUNGE

12'7" x 16'0" (3.84m x 4.88m)
With a gas fire set on a marble hearth, ceiling cove, sliding patio door to the conservatory and one central heating radiator.

CONSERVATORY

10'1" x 8'2" (3.07m x 2.49m)
With a brick base and uPVC windows overlooking the rear garden. A pitch polycarbonate covered roof, door leading to the garden and ceramic tile floor covering.

KITCHEN

7'10" x 14'0" (2.39m x 4.27m)
With fitted base and wall units incorporating contrasting work surfaces with a stainless steel sink unit, plumbing for an automatic washing machine and space for a slimline dishwasher. Built-in double oven and split level gas hob with cooker hood over. Wall mounted central heating boiler, LVT flooring, tiled splashbacks, uPVC side entrance door and one central heating radiator.

BEDROOM 1 (front)

9'10" x 13'9" (3.00m x 4.19m)
With fitted wardrobes and one central heating radiator.

BEDROOM 2 (rear)

8'10" x 12'3" (2.69m x 3.73m)
With fitted wardrobes and one central heating radiator.

BATHROOM / W.C.

5'6" x 9'7" (1.68m x 2.92m)
With a modern suite comprising of a large walk-in shower cubicle with mermaid boarding to the walls, hand shower and rain shower above, a vanity unit housing the wash hand basin and incorporating storage above and central mirror. Low level w.c., part tiling to the walls and one central heating radiator.

OUTSIDE

The property has a small foregarden behind a hedged frontage and there is a gravelled parking drive and turning court with double gates leading to the single garage.

To the rear is a pleasant enclosed garden which

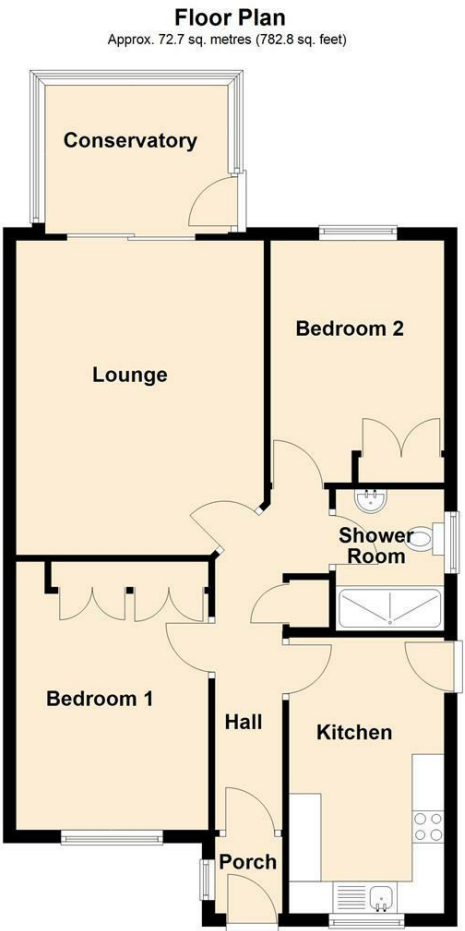
enjoys a great deal of privacy and includes a lawn, borders, a number of shrubs and planting, a greenhouse and to the rear of the garage is a storage area and timber built garden shed. There is also external lighting and an outside cold water tap.

SINGLE GARAGE

8'6" x 17'0" (2.59m x 5.18m)
With roller main door, uPVC side personal door, power and light laid on.

COUNCIL TAX

The Council Tax Band for this property is Band C.



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.