



**133 Ashcourt Drive, Hornsea HU18 1HR**  
**Offers in the region of £255,000**



- Immaculate Home
- Utility Room
- Master with En-Suite
- Lovely Enclosed Garden
- Single Detached Garage
- Super Dining Kitchen
- Cloaks/W.C
- Two Further Double Bedrooms
- Parking Drive
- Energy Rating - B

An immaculate three bedroomed detached home which offers well proportioned accommodation presented to the highest standard along with a pleasant enclosed garden, parking drive and single detached garage. Must be viewed!

LOCATION

This property enjoys a pleasant corner plot fronting onto Ashcourt Drive which leads from Eastgate.

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 two floors as follows:

ENTRANCE HALL

6'10" x 13'1" (2.08m x 3.99m)  
With composite front entrance door, stairs leading off incorporating storage cupboard under, ceramic tile floor covering and one central heating radiator.

CLOAKS/W.C.

With a low level W.C., corner wash hand basin with tiled splashback, ceramic tile floor covering and one central heating radiator.

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.

LOUNGE

12'9" 12'5" (3.89m 3.78m)  
With one central heating radiator.

DINING KITCHEN

17'11" x 9'3" (5.46m x 2.82m)  
With an extensive range of fitted base and wall units incorporating contrasting work surfaces with an inset sink unit, integrated dishwasher, oven and split level hob with extractor above, ceramic tile floor covering, UPVC double French to the rear garden and one central heating radiator.

UTILITY ROOM

7'7" x 5'3" (2.31m x 1.60m)  
With built in cupboards and work surfaces and full height cupboards with concealed plumbing for an automatic washing machine and space for a tumble dryer above along with additional storage, ceramic tile floor covering, wall mounted central heating boiler, composite side entrance door and one central heating radiator.

FIRST FLOOR

LANDING

With a built in cupboard and doorways to:

BEDROOM 1 (FRONT)

12'10" x 10'6" (3.91m x 3.20m)  
With one central heating radiator.

EN-SUITE SHOWER ROOM

5'10" x 5'11" (1.78m x 1.80m)  
With a corner shower cubicle, pedestal wash hand basin with tiled splashback, low level W.C. and one central heating radiator.

BEDROOM 2 (REAR)

9'3" x 9'6" (2.82m x 2.90m )  
With one central heating radiator.

BEDROOM 3 (REAR)

8'5" x 9'6" (2.57m x 2.90m )  
With one central heating radiator.

BATHROOM/W.C.

5'6" x 6'10" (1.68m x 2.08m)  
With a panelled bath incorporating mixer taps with hand shower over and screen above, pedestal wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a pleasant foregarden and a driveway is located to the rear of the garden where there is a single detached garage with up and over main door, power and light laid on.

To the rear is an attractive garden with easy to maintain surfaces including an artificial lawn and a paved sun terrace. The garden has an attractive walled and fenced surround, external power points and outside cold water tap. Hot tub available by negotiation.

COUNCIL TAX BAND

The council tax band for this property is band D.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

