



15 Belgrave Drive, Hornsea HU18 1LU
Offers in the region of £250,000

- Detached Bungalow
- Beautifully Appointed
- Popular Residential Location
- Lounge, Modern Kitchen & Utility Room
- Two Bedrooms
- Southerly Aspect to the Rear
- Parking Area & Former Garage
- EPC: B

A beautifully appointed detached bungalow enjoying a popular residential location with a Southerly aspect to the rear gardens, a modern kitchen and shower room, and off-street parking.

LOCATION

This property is located on Belgrave Drive, which leads off Hall Road and forms part of a popular quadrangle leading to Shaftesbury Avenue.

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 from a modern combi-boiler, uPVC double glazing throughout, solar panels and is arranged on one floor as follows:

ENTRANCE HALL

17'2" x 6'4" overall (5.23m x 1.93m overall)
With access hatch leading to the roof space, wood grain laminate floor covering, walk-in storage cupboard, Delft rack and one central heating radiator.

LOUNGE

14' x 19' overall (4.27m x 5.79m overall)
With wood grain laminate floor covering, electric feature wall mounted fire, double French doors leading to the rear garden and two central heating radiators.

KITCHEN

10'10" x 9'11" (3.30m x 3.02m)
With an excellent range of fitted base and wall units incorporating contrasting work surfaces and tiled splashbacks, inset one and a half bowl sink unit, built-in oven and split-level halogen hob, integrated dishwasher, space for a fridge freezer, walk-in shelved pantry leading off, underfloor electric heating, built-in breakfast table, tile effect laminate floor covering and a hot towel radiator and extractor fan.

UTILITY ROOM

2'10" x 8'2" (0.86m x 2.49m)
Wall mounted Ideal Logic central heating boiler, plumbing for an automatic washing machine with space for a dryer above and tile effect laminate floor covering

BEDROOM 1 (REAR)

9'10" x 12'11" deepening to 14'8" into bay (3.00m x 3.94m deepening to 4.47m into bay)
With a pleasant view over the rear garden, full height sliding wardrobes along one wall, wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 2 (REAR)

10' x 12'10" (3.05m x 3.91m)
With wood grain effect laminate floor covering and one central heating radiator.

SHOWER ROOM/W.C.

5'7" x 7'2" (1.70m x 2.18m)
Walk-in shower cubicle with electric instant shower over, w.c., vanity unit housing the wash hand basin and towel radiator (the towel radiator also has an electric option for the summer months) and extractor fan.

OUTSIDE

The property fronts onto an in-and-out gravelled

driveway with a dwarf wall frontage and there is an on-built former garage (7'6" x 15'11") with additional parking area in front, front and rear personal doors, power and light laid on.

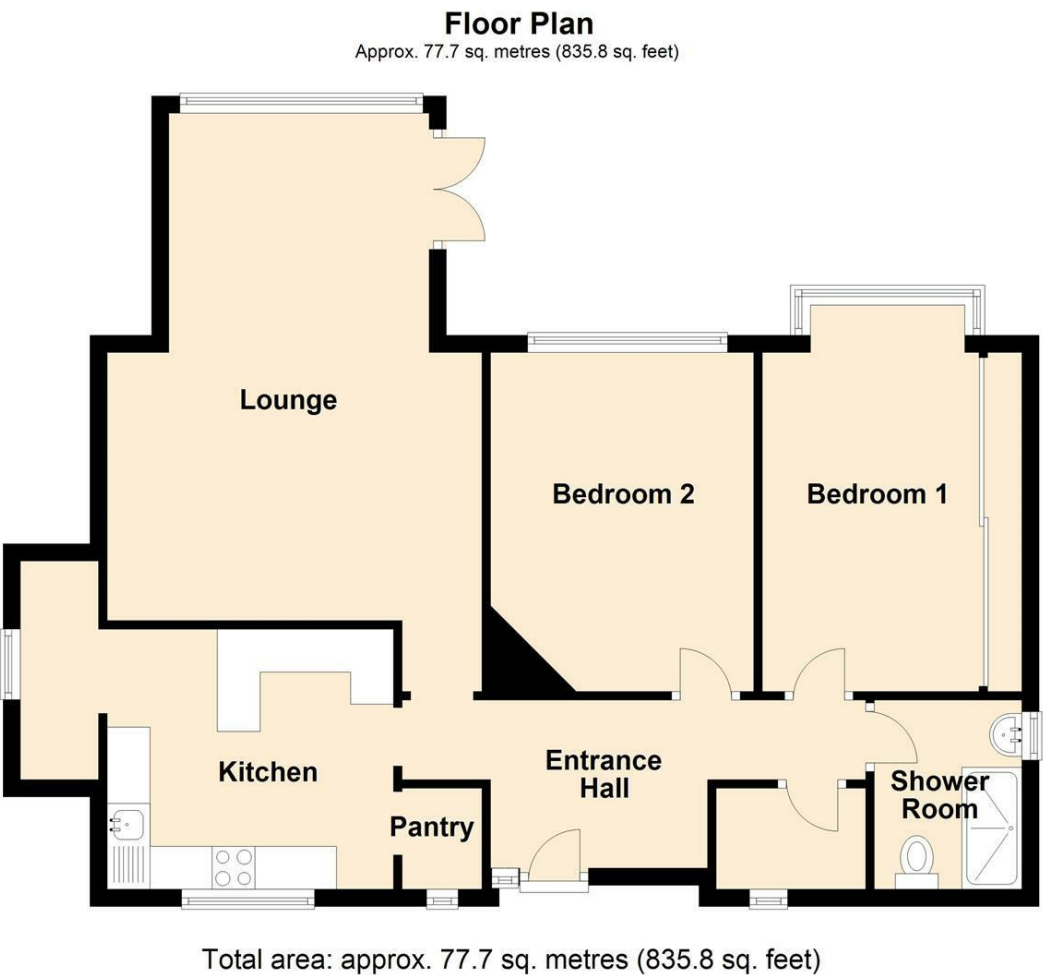
To the rear is a well secluded South facing garden with large paved patio and a sun canopy, mature planting along with trees and shrubs and gravelled surfaces. There is also a timber built summer house (9'2" x 9'2"), a brick built store (5'5" x 8'7"), a paved bin area and hand gate leading to the front of the bungalow. There is also an outside cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band: B



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