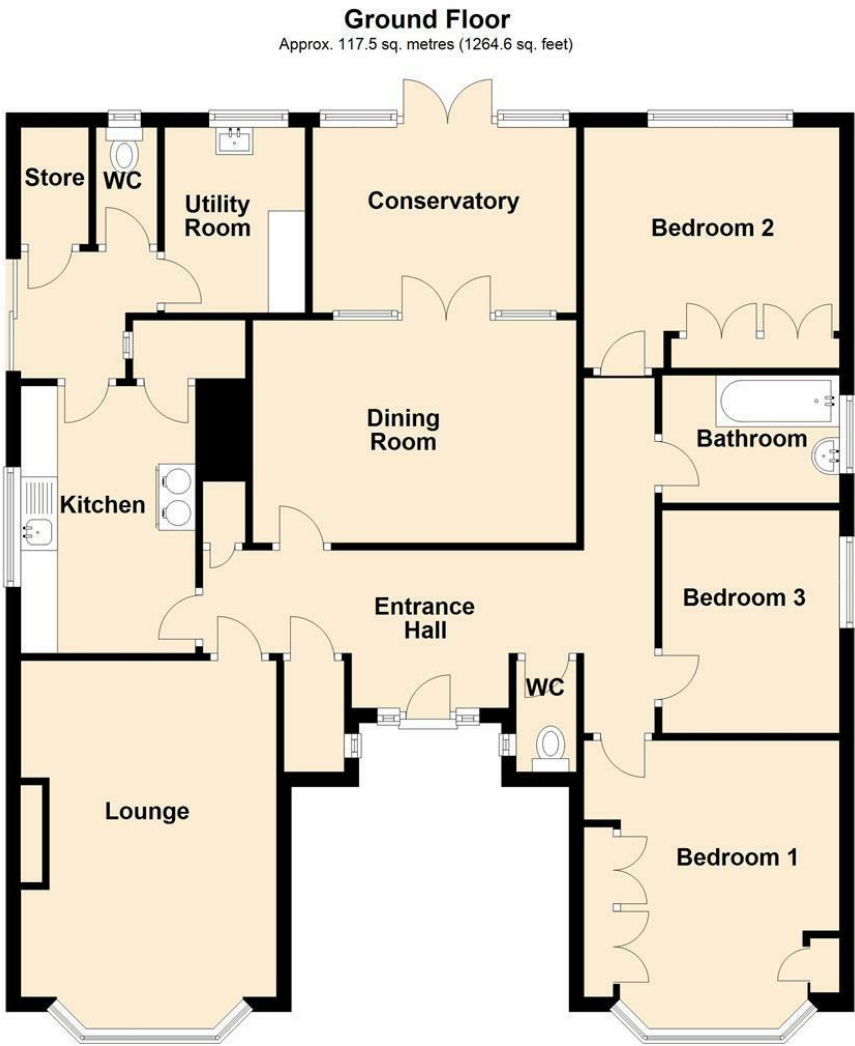


Floor Plan (for identification purposes only)

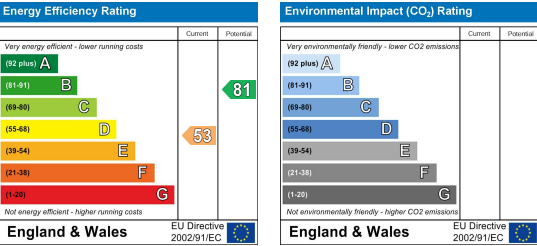


Total area: approx. 117.5 sq. metres (1264.6 sq. feet)

Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

Wilmar, 24 Hull Road, Hornsea HU18 1RL

Offers in the region of  
£289,500





- Individual Detached Bungalow
- Lovely Views to Hornsea Mere
- Hall, Lounge, Dining Room & Conservatory
- Three Bedrooms, Bathroom & W.c.
- Extensive Lawned Gardens with Patio

- Set in a Large Plot of Approx 1/4 of an Acre
- Refurbishment Required but Excellent Potential Offered
- Kitchen, Rear Lobby, W.c., Store & Utility
- 35ft Tandem Double Garage
- Energy Rating - TBC

#### OPEN PORCH

with UPVC front entrance door opening into:

#### ENTRANCE HALL

20'2 x 6'11 overall (6.15m x 2.11m overal)  
with an INNER HALL 2ft 11ins x 7ft 9ins leading off, a walk in store cupboard housing the gas fired central heating boiler, a built in cylinder / airing cupboard, ceiling cove and two central heating radiators.

#### LOUNGE

11'5 x 17'3 overall (3.48m x 5.26m overall)  
and including a splayed bay window to the front which enjoys lovely Mere views. There is a tiled fireplace, parquet flooring, ceiling cove and one central heating radiator.

#### DINING ROOM

14'3 x 9'10 (4.34m x 3.00m)  
with double French doors leading through to the conservatory, ceiling cove, parquet flooring, a tiled fireplace incorporating a gas living flame fire and two central heating radiators.

#### CONSERVATORY

11'7 x 7'5 (3.53m x 2.26m)  
with a pleasant outlook over the patio and main garden, double French doors leading out onto the patio and a pitched polycarbonate covered roof.

#### KITCHEN

7'10 x 11'10 (2.39m x 3.61m)  
with a double drainer sink unit, additional base and wall cupboards, an old Aga cooker and a walk in shelved PANTRY leading off.



#### REAR ENTRANCE LOBBY

with W.C. and STORE leading off.

#### UTILITY ROOM

6'2 x 8'4 (1.88m x 2.54m)  
with a Belfast sink unit, fitted wall shelves and plumbing for an automatic washer.

#### BEDROOM 1 (front)

11'5 x 13'8 overall (3.48m x 4.17m overall)  
and including a splayed bay window to the front which enjoys good views to the Mere, five door fitted wardrobes with top cupboards, matching drawer unit and display shelving, ceiling cove and one central heating radiator.

#### BEDROOM 2 (rear)

11'5 x 10'9 (3.48m x 3.28m)  
with five door fitted wardrobes incorporating top cupboards, matching drawer unit, ceiling cove and one central heating radiator.

#### BEDROOM 3 (side)

8' x 9'11 (2.44m x 3.02m)  
with a built in wardrobe cupboard and one central heating radiator.

#### BATHROOM

8' x 5'7 (2.44m x 1.70m)  
with a panelled bath incorporating mixer taps and hand shower, pedestal wash hand basin, half height tiling to the walls, central heating radiator and a hot towel rail.

#### SEPARATE W.C.

with a low level w.c. and half height tiling to the walls.

#### OUTSIDE

There is a lawned foregarden with a drive in - drive out driveway which also leads to a brick built tandem DOUBLE GARAGE 8ft 11ins x 35ft 9ins with gate opening timber doors to the front, side personal

doors, power and light laid on. A large paved PATIO adjoins the immediate rear of the bungalow and incorporates an ornamental pond. Beyond this is an extensive lawned garden with a large GARDEN STORE, an open fronted STORE and a GREENHOUSE.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.