

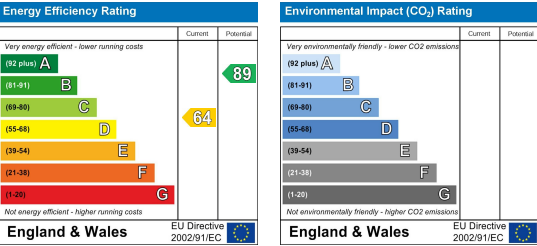
Floor Plan (for identification purposes only)



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.

29 Draycott Avenue, Hornsea HU18 1EX

Offers in the region of
£195,000





- Semi-Detached Dormer Bungalow
- Hall, Lounge and Dining Room
- Rear Utility and a Conservatory
- FF Bedroom and "Loft Space"
- Side Drive and Former Garage

- Offers Spacious Accommodation
- Modern Fitted Kitchen (2016)
- GF Bedroom and Wet Room
- Low Maintenance Gardens - Westerly Rear Aspect
- EPC - D

A SPACIOUS SEMI-DETACHED DORMER BUNGALOW WHICH FEATURES A CONSERVATORY EXTENSION AT THE REAR AND OFFERS SPACIOUS ACCOMMODATION WITH GAS CENTRAL HEATING AND DOUBLE GLAZING. THE PROPERTY INCLUDES LOW MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR (THE LATTER BENEFITTING FROM A PLEASANT WESTERLY ASPECT), WITH A PRIVATE SIDE DRIVE AND FORMER GARAGE. LOCATED WITHIN A POPULAR RESIDENTIAL AREA ON THE NORTHERN SIDE OF THE TOWN, THIS PROPERTY IS WELL WORTH INSPECTION.

LOCATION

This property fronts onto Draycott Avenue, which leads between St Nicholas Drive and Northgate, within a now nicely matured residential development that leads off Eastgate, not far from the Cottage Hospital.

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 Combi boiler, UPVC double glazing (to all but the roof lights which are double glazed but have timber frames) and is arranged on two floors as follows:

SIDE ENTRANCE PORCH

With UPVC front entrance door and timber framed inner door leading through to:

ENTRANCE HALL

8'5" x 10'8" overall (2.57m x 3.25m overall)
With stairs leading off and one central heating radiator.

LOUNGE

10'11" x 14'10" (3.33m x 4.52m)
With a feature recess with an electric convector heater, bow window to the front, ceiling cove, open archway leading through to the dining room and two central heating radiators.

DINING ROOM

9'9" x 10' (2.97m x 3.05m)
With a bow window to the front, ceiling cove and one central heating radiator.

KITCHEN

11'5" x 8'10" (3.48m x 2.69m)
Refitted in 2016 with a good range of matching base and wall units which incorporate cream high gloss fronts with contrasting work surfaces with an inset 1 1/2 bowl stainless steel sink, a slot in gas cooker with cooker hood over, a slot in fridge freezer, underlighting, matching cupboard housing the gas



Combi boiler and a plinth heater. A UPVC door leads through to:

UTILITY

6'4" x 6' (1.93m x 1.83m)
With a brick base, four fitted base cupboards and leading through to:

CONSERVATORY

10'2" x 11'6" (3.10m x 3.51m)
With a brick base, a polycarbonate covered roof, a single door leading out into the rear garden, laminate flooring and one central heating radiator.

BEDROOM 1 (REAR)

9'2" x 11'11" (2.79m x 3.63m)
With useful walk in under stairs wardrobe cupboard, ceiling cove and one central heating radiator.

WET ROOM

6'3" x 5'6" (1.91m x 1.68m)
Refitted in 2019, this room incorporates a walk in shower, a fitted vanity unit with wash hand basin and a low level W.C., full height tiling to the majority of the walls, an electric fan heater and one central heating radiator.

FIRST FLOOR

LANDING

Leading to:

BEDROOM 2

10'11" x 11'11" (3.33m x 3.63m)
With a dormer window to the front and one central heating radiator.

LOFT SPACE

9'7" x 15'1" plus 11'5" x 4'2" (2.92m x 4.60m plus 3.48m x 1.27m)
This loft space was converted many years ago, we believe without building regulation approval, although it has been used as a bedroom. There are two double glazed roof lights, access to the under eaves roof space and one central heating radiator.

OUTSIDE

The property incorporates a low maintenance foregarden which has a mainly stone chipped surface and two ornamental corner borders. A private side drive provides off street parking facilities and a gated entrance leads to a detached concrete sectional built former GARAGE (8'6" x 15') with utility area incorporating plumbing for an automatic washer, UPVC double glazed window and a side personal door. To the rear is a pleasant enclosed garden which has a mainly paved and stone chipped surface for ease of maintenance, some fruit trees and ornamental borders. The rear garden benefits from a Westerly aspect.

TENURE

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

EXTRAS

All fitted carpets, curtains, blinds and light fittings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.