



37 Ranby Drive, Hornsea HU18 1SZ

Offers in the region of £189,950

- Very Well Presented Property
 - First Floor Bedroom with En-Suite Shower Room
 - Spacious Living Room
 - Good Sized Plot

- Flexible Accommodation
 - Ground Floor Bedroom with Shower Room
 - Well Appointed Kitchen
 - Substanstial Summer House
 - Energy Rating: C

A deceptively spacious and beautifully presented two bedroomed semi-detached property with the advantage of a first floor bedroom with en-suite along with a ground floor bedroom with a shower room. There is also a well proportioned living kitchen, living room and spacious entrance hall. The property stands on an attractive plot, with gardens to the front and rear and a particularly well sized summer house.

LOCATION
The property is located on Ranby Drive, which leads off Rolston Road on the southern side of Hornsea.

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
With laminate flooring, staircase to first floor, understairs storage cupboard and one central heating radiator.

LIVING ROOM
13'2" x 11'10" (4.01m x 3.61m)
With a timber fireplace with marble effect inset and hearth and living flame gas fire, laminate flooring and one central heating radiator.

KITCHEN
11'10" x 7'10" (3.61m x 2.39m)
With fitted base and wall units with roll edge work surfaces incorporating an electric oven with gas hob, plumbing for an automatic washing machine, a stainless steel sink unit, wall mounted gas fired central heating boiler and door to outside.

BEDROOM 2
11'10" x 10' (3.61m x 3.05m)
With laminate flooring and one central heating radiator.

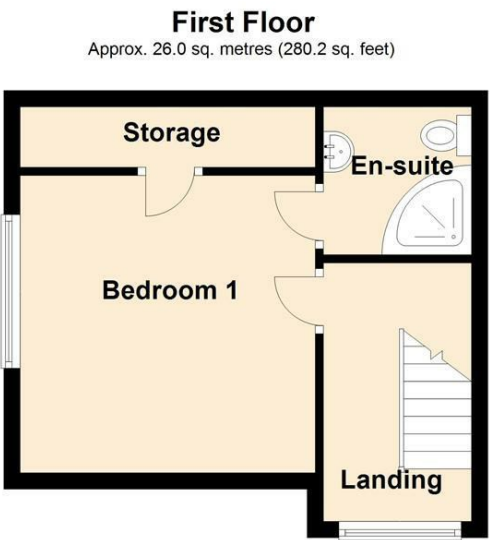
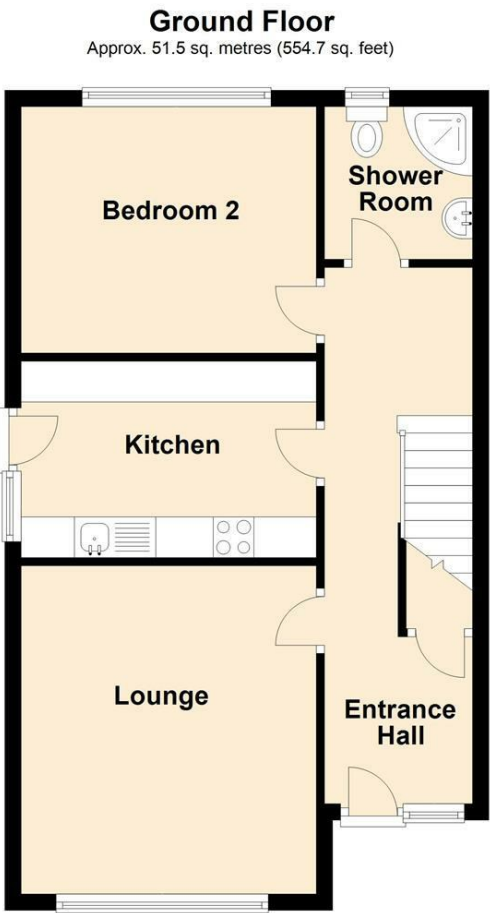
SHOWER ROOM
6'2" x 6' (1.88m x 1.83m)
With shower in a quadrant cubicle, tiled floor and half tiled walls and a towel radiator.

FIRST FLOOR
MASTER BEDROOM
12' x 11'10" (3.66m x 3.61m)
With fitted cupboards and one central heating radiator.

EN-SUITE SHOWER ROOM
6' x 5'10" (1.83m x 1.78m)
With shower in quadrant cubicle, a low level W.C. and wash basin, part tiled walls, tile floor and a towel radiator.

OUTSIDE
To the front of the property is a gravel and slate garden with a further garden area to the rear having paved and gravel beds. There is also the benefit of a substantial timber summer house offering a multitude of uses behind which stands a further gravel storage area.

COUNCIL TAX BAND: B



Total area: approx. 77.6 sq. metres (834.9 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.