



**37 Ranby Drive, Hornsea HU18 1SZ**  
**Offers in the region of £189,950**

- Very Well Presented • Flexible Accommodation Property
- First Floor Bedroom with En-Suite Shower Room
- Spacious Living Room
- Good Sized Plot
- Excellent Location

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

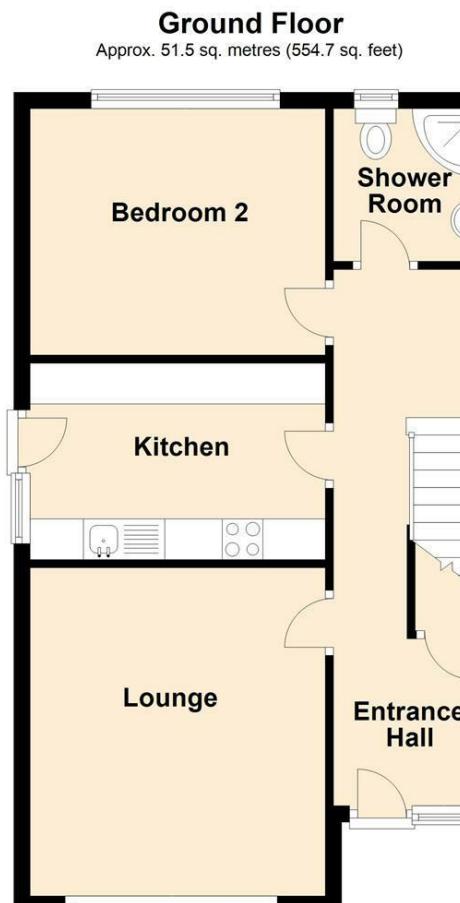
6' x 5'10" (1.83m x 1.78m)

With shower in quadrant cubicle, a low level W.C. and wash basin, part tiled walls, tile floor and a towel radiator.

#### OUTSIDE

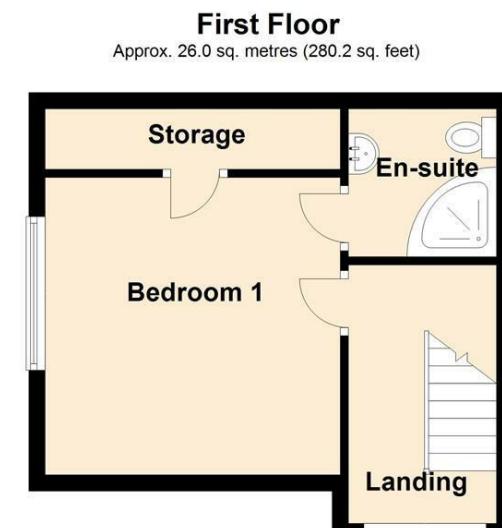
To the front of the property is a gravel and slate garden with a further garden area to the rear having paved and gravel beds. There is also the benefit of a substantial timber summer house offering a multitude of uses behind which stands a further gravel storage area.

#### COUNCIL TAX BAND: B



#### Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



#### First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)