





The Property Specialists

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Cresta Mereside, Hornsea HU18 1BG
Offers in the region of £195,000

- Fantastic Semi Detached House
- 2 Reception Rooms
- 2 Double Bedrooms
- Pleasant Enclosed Rear Garden
- Foregarden and Parking Drive
- Enjoys an Excellent Location
- Extended Breakfast Kitchen
- Modern Bathroom
- West Facing to Rear
- Energy Rating - D

A beautifully appointed home which simply must be viewed, offering spacious two bedroomed accommodation with modern bathroom, two reception rooms, cloaks/w.c and a super breakfast kitchen including appliances with French doors leading to the west facing, well secluded rear garden.

LOCATION

This property fronts onto Mereside in a very convenient central location positioned between Hornsea Mere and the main town centre.

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 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, and is briefly arranged on two floors as follows:

ENTRANCE HALL

6'6" x 3'10" (1.98m x 1.17m)
With composite front entrance door, electric room heater, parquet flooring and stairs leading off.

SITTING ROOM

13' x 12' deepening to 13'9" in the bay window (3.96m x 3.66m deepening to 4.19m in the bay window)
With a feature electric fire incorporating a marble surround, and one central heating radiator.

DINING ROOM

13' x 12' (3.96m x 3.66m)
With an understairs storage cupboard, laminate flooring and one central heating radiator.

BREAKFAST KITCHEN

7'10" narrowing to 6'8" x 20'9" (2.39m narrowing to 2.03m x 6.32m)
With an excellent range of fitted base and wall units incorporating contrasting work surfaces and matching splashbacks, and breakfast bar. There is an inset 1 /12 bowl sink, built in oven and split level gas hob with cooker hood over, integrated dishwasher, fridge and freezer, microwave, downlighting to the ceiling, LVT flooring, double French doors to the rear garden and one central heating radiator.

LOBBY & W.C

With CLOAKS/W.C leading off incorporating pedestal wash hand basin with tiled splashback and low level w.c.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space with folding ladder, and doorways to:

BEDROOM 1 (FRONT)

13' x 12' (3.96m x 3.66m)
With a large built in wardrobe and one central heating radiator.

BEDROOM 2 (REAR)

10' x 12' (3.05m x 3.66m)
With a built in wardrobe cupboard and one central heating radiator.

BATHROOM/W.C.

8' x 9'3" (2.44m x 2.82m)
With a modern suite comprising of a corner shower cubicle with mermaid boarding, hand shower and oversized rain shower above, vanity unit housing the wash hand basin, low level w.c, cupboard housing the central heating boiler and a ladder towel radiator.

OUTSIDE

The property fronts onto a pleasant easy to maintain foregarden behind a walled frontage and there is a parking drive to the side of the property.

The rear the garden enjoys a lovely westerly aspect with a great deal of privacy. There is a gravelled and paved terrace with lawn beyond, attractive borders and two garden sheds. There are also external power points, external lighting and outside cold water tap.

TENURE

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

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.