



22 Mere View Avenue, Hornsea HU18 1RR
Offers in the region of £199,950

- End of Cul-De-Sac Location
- Sun Room
- Large Block Paved Parking Court
- Good Sized Rear Garden
- Energy Rating - TBC
- Through lounge & Dining Room
- Lots of Potential for Further Enlargement (STLPA)
- Large Garage
- Westerly Rear Aspect

Enjoying an end of cul-de-sac location, this semi-detached home still offers lots more potential for further enlargement (STLPA). The accommodation has a through lounge and dining room with a large sun room leading off, kitchen with stairs to three bedrooms and a modern bathroom/w.c. There is plenty of parking, garage and a pleasant Westerly aspect to the rear.

LOCATION

This property enjoys a tucked away location on Mere View Avenue which leads off Hull Road.

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.

GROUND FLOOR

ENTRANCE PORCH

uPVC front entrance door, ceramic tile floor covering and uPVC inner door to:

ENTRANCE HALL

6'11" x 9'2" (2.11m x 2.79m)

With stairs leading off incorporating a cupboard under, wood grain effect laminate floor covering and one central heating radiator.

W.C.

2'8" x 3'5" (0.81m x 1.04m)

With a wash hand basin, part tiled walls, wood grain effect laminate floor covering and low level w.c.

KITCHEN

7'10" x 9'3" (2.39m x 2.82m)

With fitted base and wall units incorporating contrasting work surfaces and tiled splashbacks, inset stainless steel sink unit, plumbing for an automatic washing machine, space for a slot-in cooker with cooker hood over and tiled floor covering.

LOUNGE

11'2" x 9'11" (3.40m x 3.02m)

With a bay window to the front, wood grain effect laminate floor covering, one central heating radiator and open arch to:

DINING ROOM

10'2" x 12'8" (3.10m x 3.86m)

With wood grain effect laminate floor covering, one central heating radiator and double doors to:

SUN ROOM

16'4" x 9'7" (4.98m x 2.92m)

With wood grain effect laminate floor covering, sliding patio door onto the rear garden and one central heating radiator.

SIDE PORCH

Which houses the central heating boiler, side entrance door and ceramic tile floor covering.

FIRST FLOOR

LANDING

With a built-in storage cupboard, access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

10'4" x 10'1" (3.15m x 3.07m)

With fitted wardrobes and one central heating radiator.

BEDROOM 2 (REAR)

10'4" x 9'4" (3.15m x 2.84m)

With five door fitted wardrobes and top storage cupboards, dado rail and one central heating radiator.

BEDROOM 3 (REAR)

7'11" x 9'6" (2.41m x 2.90m)

With one central heating radiator.

BATHROOM/W.C.

7'9" x 5'7" (2.36m x 1.70m)

With a panelled bath incorporating mixer taps and hand shower over with screen above, pedestal wash hand basin, low level w.c., full height tiling to the walls and a ladder style towel radiator.

OUTSIDE

The property enjoys an end of cul-de-sac location with a good sized frontage, with a large block paved parking court and ornamental borders, with an on-built garage measuring 10'8" x 18'4" with up-and-over main door, rear personal door, power and light laid on.

To the rear is a pleasant enclosed garden with a good sized lawn, pond and borders with a mainly fenced surround, a timber built garden shed and aluminium store. The rear garden enjoys a pleasant Westerly aspect.

COUNCIL TAX

The Council Tax Band for this property is Band C.

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.