



33 Northgate, Hornsea HU18 1EU
Price £199,950

- Well Appointed • Two Bedrooms Throughout
- Spacious Lounge
- Conservatory
- South Facing to Rear
- Well Secluded to Rear
- Plenty of Parking
- Garage
- NO CHAIN
- Energy Rating - C

An immaculate bungalow with conservatory, modern bathroom, excellent parking, garage and delightful, particularly private south facing garden to the rear. NO CHAIN.

LOCATION

This property is located on the southern side of Northgate, which leads between Ashcourt Drive and St Nicholas Drive, within a well established residential area which is convenient for access to the main town centre and sea front yet sufficiently distant to make this a pleasant and peaceful area in which to live.

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, cavity insulation and is arranged on one floor as follows:

SIDE ENTRANCE PORCH

With Upvc outer door and inner door opening into:

'L' SHAPED ENTRANCE HALL

With access hatch to the roof space, laminate flooring and one central heating radiator.

LOUNGE

10'11" x 17'11" (3.33m x 5.46m)
With laminate flooring and one central heating radiator.

KITCHEN

11'6" x 8'10" (3.51m x 2.69m)
With fitted base and wall units which incorporate timber worksurfaces with an inset stainless steel sink and tiled splashbacks, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washer, built in cupboard housing the gas combi boiler, laminate flooring and doorway to:

CONSERVATORY

9'3" x 7'10" (2.82m x 2.39m)
With a brick base, UPVC double glazed windows on three sides, French doors on either side a polycarbonate covered roof and laminate flooring.

BEDROOM 1 (REAR)

9'2" x 12'2" excluding the door recess (2.79m x 3.71m excluding the door recess)
With one central heating radiator.

BEDROOM 2 (FRONT)

9'9" x 10'11" (2.97m x 3.33m)
With one central heating radiator.

WET ROOM / W.C

5'3" x 6'1" (1.60m x 1.85m)
With a rain shower and hand shower over, vanity wash hand basin with drawers beneath and a low level W.C., full height tiling to the walls and a ladder style hot towel rail.

OUTSIDE

There is a lawned foregarden with ornamental borders and a long private side drive provides plenty of off street parking and leads to a detached concrete sectional built single GARAGE with an up and over door rear personal door, power and light laid on.

To the rear is a pleasant, particularly private south facing garden which includes a paved terrace area with lawn beyond, ornamental borders and a further patio area to the rear of the garage.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.



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.