



**1 Oaklands, Hornsea HU18 1RY**  
**Offers in the region of £192,500**

- Well Appointed Home
- Dining Kitchen
- En-Suite Shower
- Fitted Bedroom Furniture
- Three Bedrooms
- Parking Drive
- West Facing Garden to Rear
- Energy Rating - TBC

A well appointed three bedroomed semi detached home with dining kitchen, en-suite shower to master bedroom, quality fitted bedroom furniture, parking drive and a lovely west facing garden to the rear.

#### LOCATION

This property fronts onto the Western side of Oaklands which leads off Tansley Lane from Rolston Road, Close to the Hornsea Freeport and Hornsea Golf Club.

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 fired central heating via hot water radiators, UPVC double glazed windows and French doors to the rear, and is briefly arranged on two floors as follows:

#### CANOPY PORCH

With outside light and front entrance door opening into:

#### ENTRANCE HALL

3'6" x 4'8" (1.07m x 1.42m)

With stairs leading off, ceiling cove and one central heating radiator.

#### LOUNGE

12' x 14'6" (3.66m x 4.42m)

With a gas living flame effect fire (capped off and not in working order) set in a white surround with a marble effect hearth and inset, ceiling cove, dado rail and one central heating radiator.

#### DINING KITCHEN

16'4" x 9'6" (4.98m x 2.90m)

With a good range of fitted base and wall units incorporating contrasting work surfaces with an inset 1 1/2 bowl sink and tiled splashbacks. There is a built in oven and gas hob with a cooker hood over, plumbing for an automatic washer, a wall mounted central heating boiler concealed in a matching unit, understairs store cupboard, UPVC French doors leading out into the rear garden and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With access hatch to the roof space, ceiling cove and one central heating radiator.

#### MASTER BEDROOM 1 (FRONT)

12' widening to 15'6" x 9'6" (3.66m widening to 4.72m x 2.90m)

With a good range of fitted bedroom furniture incorporating wardrobes, dresser unit, top storage cupboards, bedside units with corner display alcoves, top storage cupboards and a corner TV base. There is also central heating radiator and an EN-SUITE SHOWER incorporating a tiled shower cubicle and a pedestal wash hand basin with tiled splashback, display shelving, pelmet and light above, extractor fan and built in airing cupboard over the stairs.

#### BEDROOM 2 (REAR)

9'4" x 8'5" (2.84m x 2.57m)

With fitted bedroom furniture incorporating wardrobes with drawers beneath one central heating radiator.

#### BEDROOM 3 (REAR)

5'10" x 8'5" (1.78m x 2.57m)

With fitted furniture including a computer desk, drawers, base cupboard and display shelving. There is also a central heating radiator.

#### BATHROOM/W.C

6' x 6'2" (1.83m x 1.88m)

With a white suite comprising of a panelled bath, pedestal wash hand basin and low level W.C., half height tiling to the walls, extractor fan and one central heating radiator.

#### OUTSIDE

The house incorporates an open plan foregarden with wrought iron railings along one side and a tarmacadam parking drive along the other.

To the rear is pleasant, enclosed garden with a lawn, mature borders and a paved patio. The rear garden enjoys a pleasant Westerly aspect.

There is also a timber built garden shed, external security light and outside cold water tap.

#### TENURE

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

#### COUNCIL TAX BAND: B

# FLOOR PLAN

# TO FOLLOW

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.