



Morrow Avenue Hornsea, HU18 1JD

* INTERNAL PHOTOGRAPHS TO FOLLOW *

The ideal choice for first time buyers, this well presented three bedroom double fronted terraced property cannot fail to impress.

Situated close to Hornsea's seafront, and within walking distance of local amenities, this property truly does not compromise on location.

The beautifully appointed accommodation is spacious and naturally light with practical sense throughout. With gas central heating together with double-glazing and off street parking, in brief comprises; Entrance Hall, Living Room, Kitchen/ Diner to the ground floor. To the first floor are Three Bedrooms and House Bathroom.

EPC rating: TBC
Council tax band: B
Tenure: Freehold

Offers In The Region Of £190,000

Entrance Hall

Accessed through external UPVC entrance door, staircase approach leading up-to the first floor level, wooden flooring.

Living Room

Front aspect Georgian window, French doors leading out to the rear garden, and feature electric fire with surround.

Kitchen/ Diner

Fitted wall and base units in a cream shaker style, chrome sink unit, integrated stainless steel electric oven and hob with extractor hood over, integrated dishwasher, window seat fixed in bay window to front.

First Floor Landing

Providing access to three bedrooms and family bathroom.

Master Bedroom

Double bedroom with window to front, radiator, built in wardrobes.

Bedroom Two

Double bedroom with front aspect window and radiator.

Bedroom Three

Single sized bedroom with window to rear, radiator.

House Bathroom

Fitted with a three piece suite comprising panelled bath with power shower over, wash hand basin and low level WC.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and

are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

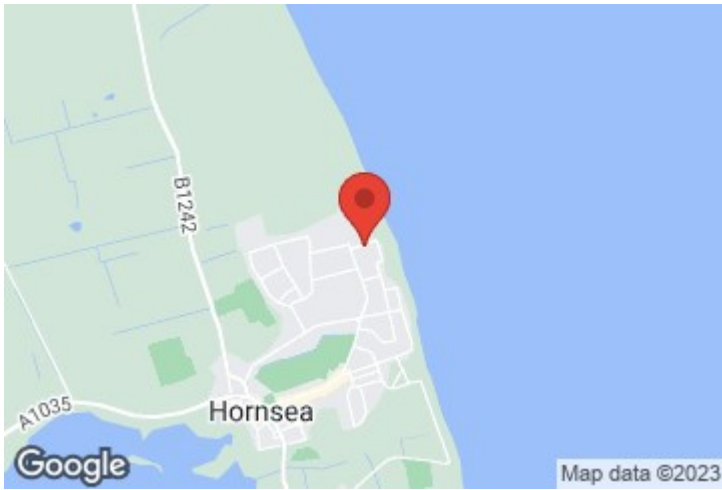
External

Fully enclosed rear garden with Astro-turf lawn and space for a shed.

- The Ideal Choice for First Time Buyers
- Seaside Town Location
- Off-Street Parking Available

- Beautifully Presented Double Fronted Terraced House
- Newly Installed Combi-Boiler

- Three Bedrooms
- Low Maintenance Rear Garden



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		