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## Pasture Road

Hornsea, HU18 1QB

\*\*\*DETACHED BUNGALOW WITH SEA VIEWS\*\*\* this sympathetically restored detached timber framed bungalow with uPVC double glazing, gas central heating and parking for two cars, is set in delightfully well stocked mature gardens which can be enjoyed from the summer house. The property is located close to the beach and sea, the leisure centre and all the local amenities are close at hand. \*\*\* An internal inspection is highly recommended\*\*\* EPC - Rating E

**Asking Price £130,000**

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### Entrance & Garden Room

20'2" x 6'3" (6.16 x 1.92)

uPVC double glazed front door leading into the entrance hall and vestibule with uPVC double glazed windows to the front and side, tiled floor and radiator.

### Lounge

15'1" x 11'5" (4.62 x 3.5)

uPVC double glazed window to the side, inset hearth with log effect gas stove, carpet and laminate flooring, uPVC double glazed window to front, open plan with double glazed door leading to the entrance hall and vestibule.

### Bedroom

8'8" x 9'10" (2.65 x 3.02)

uPVC double glazed window to the front elevation, radiator, laminate flooring and fitted mirrored wardrobes.

### Bathroom

Corner bath with showers over, bifold screen, radiator, pedestal sink, partially tiled walls, uPVC double glazed window to the side and Karndean flooring.

### Kitchen/Breakfast Room

20'0" x 10'5" (6.12 x 3.20)

uPVC double glazed window to the rear aspect with sea views, tiled floor, fitted floor and wall units, recess to fit a range cooker, peninsular unit and worktop, original cast iron feature fireplace (display only) stairs off to loft space.

### Loft Space

24'6" x 10'2" (7.48 x 3.12)

Window to side elevation, two

Velux windows both with sea views, storage cupboards, carpet and laminated flooring.

### Conservatory & Utility

13'1" x 6'5" (3.99 x 1.96)

uPVC double glazed side entrance door, uPVC double glazed window to front with sea views, plumbing for washing machine, cupboard, radiator and tiled floor.

### WC

uPVC double glazed window to the rear aspect, radiator, vanity unit with wash hand basin and low level WC, tiled floor and part tiled walls.

### Outside Space

This detached bungalow with sea views is set in delightfully well stocked gardens with mature shrubs and perennials which can be enjoyed from the summer house, there is also a greenhouse with grapevine, two shed and parking for 2 cars.

### About Us

Now well established, our sales team at Hornsea Property Services 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 Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

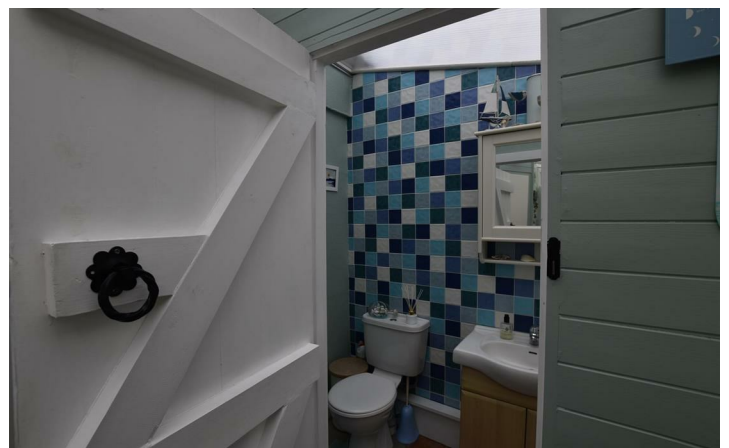
### Valuations

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.

- SEA VIEWS
- Summer House

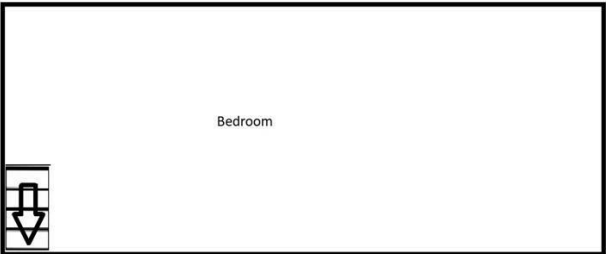
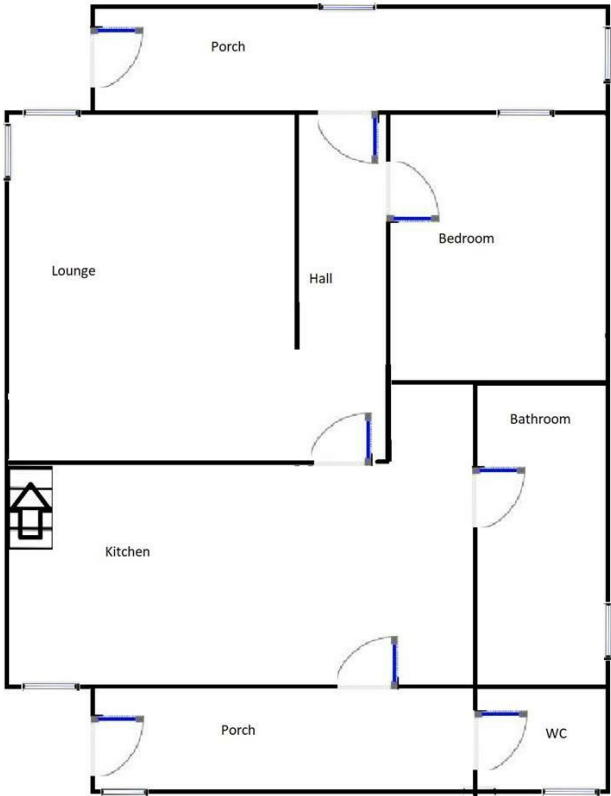
- Lovingly Restored.
- Gas Central Heating

- Mature Gardens
- Parking





Floor Plan



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC