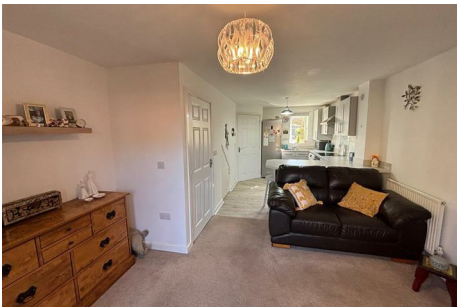


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HPS
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ESTATE AGENTS



Ashcourt Drive Hornsea, HU18 1HR

Welcome to this charming terraced house located on Ashcourt Drive in the delightful town of Hornsea. Built in 2017, this modern property offers a comfortable living space of 635 square feet, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

As you enter, you will be greeted by an inviting open plan living area that seamlessly combines the lounge and kitchen space, perfect for entertaining guests or enjoying quiet evenings at home. The ground floor cloakroom adds convenience, ensuring that your guests are well accommodated.

This lovely house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its low maintenance garden, which offers a private outdoor space for you to enjoy without the hassle of extensive upkeep. Whether you wish to create a small garden retreat or simply enjoy the fresh air, this garden is a wonderful addition.

Situated in a sought-after location, this home is within walking distance to all local amenities, including shops, cafes, and parks, making daily life both convenient and enjoyable.

This delightful house on Ashcourt Drive presents a wonderful opportunity to own a modern home in a vibrant community. With its appealing features and prime location, it is sure to attract interest from those looking for a comfortable and accessible living space in Hornsea.

EPC-B- Council Tax Band-A- Tenure-Freehold

Offers Around £170,000

www.hpsestateagents.co.uk

Entrance Hall

14'5" x 5'1" (4.41 x 1.55)

Double glazed entrance door leading to laminated flooring plus carpeted staircase to first floor. Electric consumer unit. Door leading into open plan kitchen- living room.

Open plan Kitchen/Living Room

21'6" x 9'0" < 12'2" (6.57 x 2.76 < 3.71)

Open plan kitchen blending into the living room area.

Kitchen Area

Fitted wall and base units. Work surfaces plus a breakfast bar. Boasts an electric oven and hob also an extractor hood. Splashbacks as well as a stainless steel sink and drainer and mixer tap. Space for a washing machine. Laminate flooring and double glazed window to front aspect. Under stairs cupboard creating storage.

Living area

Carpeted flooring with double glazed patio doors leading onto the rear garden. Radiator and door leading to the cloakroom.

Ground floor Cloakroom

4'11" x 2'9" (1.50 x 0.85)

Tiled floor with low level W.C and pedestal hand wash basin, Radiator and extractor fan. Accessed from the living room area.

First Floor Landing

6'3" x 6'0" (1.91 x 1.83)

Spindled banister with carpeted staircase. Doors leading to bedrooms and bathroom.

Bedroom 1

12'1" x 7'9" (3.70 x 2.38)

Two double glazed windows to the front aspect creating a room filled with natural light. Carpeted flooring plus a radiator.

Bedroom 2

12'2" x 7'8" (3.71 x 2.35)

Double glazed window to rear aspect. Carpeted flooring and a radiator

Bathroom

5'11" x 5'7" (1.82 x 1.71)

Panelled bath with shower over the bath. Pedestal hand wash basin plus low level W.C. Part tiled walls and laminate flooring.

Front Garden

Currently used as a garden with artificial grass and potted plants. Can be used as a parking space.

Rear Garden

Mainly lawn with a patio area, Fenced boundaries plus mature shrubs. Side gate for access to front aspect.

About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential

homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

Disclaimer

Laser Tape Clause - Laser Tape Clause

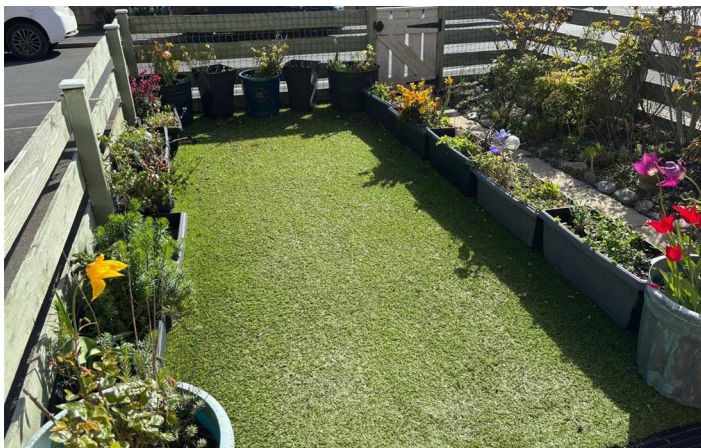
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

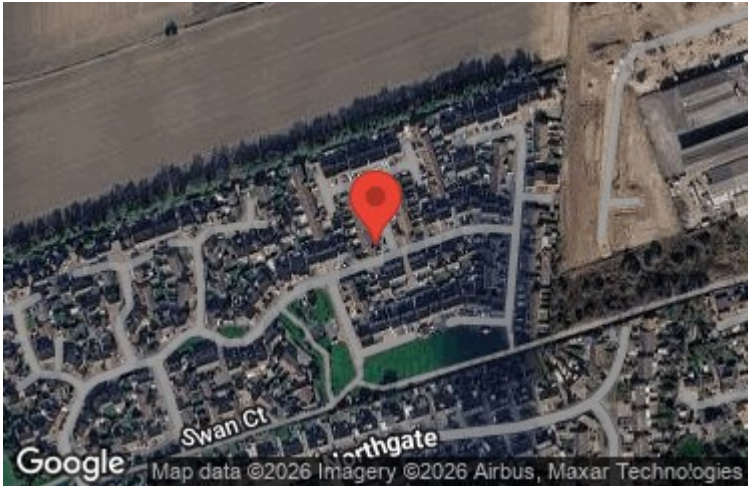
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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.

- Located in a quiet residential area
- Good sized bedrooms
- Must be viewed to truly appreciate

- Within walking distance to all amenities
- Open plan living room and kitchen
- Chain free property

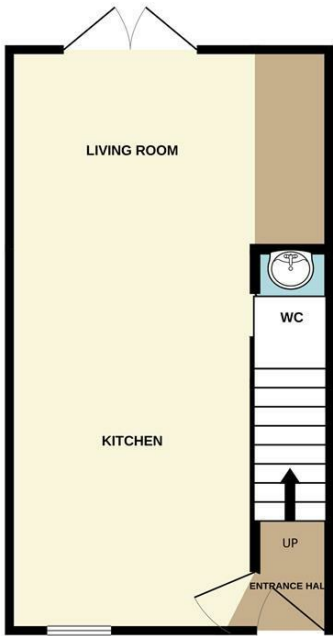
- Low maintenance garden
- Bright airy rooms



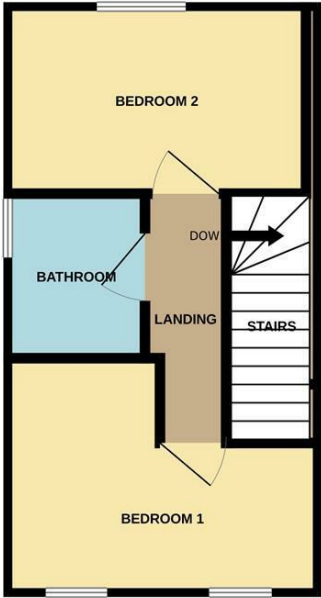


Floor Plan

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		81
(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	