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ESTATE AGENTS



## Pickering Avenue Hornsea, HU18 1TR

Situated in the highly sought-after area of Pickering Avenue, this well-presented four bedroom property offers generous and versatile living accommodation, perfect for families or those seeking additional space.

The home features a bright and welcoming lounge with modern décor and ample natural light from the large front window. The spacious living areas provide a comfortable setting for relaxing or entertaining guests, complemented by neutral tones throughout that create a warm and inviting atmosphere.

The property offers four well-proportioned bedrooms, providing flexible accommodation for growing families, home working, or guest space. The layout is thoughtfully designed to maximise both comfort and practicality.

Externally, the property benefits from a pleasant setting within this popular residential location, close to local amenities, schools, transport links and Hornsea's seafront.

EPC-TBC - Council Tax Band C - Tenure-Freehold

**£260,000**

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#### Entrance Hall

21'1" x 3'4" (6.43 x 1.04)

Double glazed entrance door from the front of the property with side window. Carpeted flooring, radiator, WC entrance and staircase to first floor.

#### WC

Window to the front of the property, low level WC, hand wash basin and heated towel rail.

#### Living Room

16'11" x 12'2" (5.17 x 3.72)

Window facing to the front of the property, laminate flooring, radiator and coving to ceiling.

#### Conservatory

12'2" x 8'8" (3.72 x 2.65)

Patio doors leading out to the rear garden, laminate flooring, radiator and electric points.

#### Kitchen Diner

10'7" x 25'2" (3.24 x 7.69)

Windows to both the front and rear aspects allow for plenty of natural light, with French doors opening into the conservatory. The kitchen is fitted with a range of wall and base units complemented by coordinating work surfaces, incorporating a one-and-a-half bowl sink unit, built-in electric hob and double oven. There is space for an American-style fridge freezer, along with plumbing for a washing machine and additional space for a tumble dryer. Further benefits include a useful understairs storage cupboard, loft access, extractor fan, laminate flooring and two radiators.

#### First Floor Landing

10'5" x 6'5" (3.20 x 1.98)

Window facing to the side of the property, radiator, carpeted flooring, spindle banister and doors leading to bedrooms and family bathroom.

#### Master Bedroom

11'3" x 8'9" (3.44 x 2.69)

Window facing to the front of the property, fitted wardrobes, carpeted

flooring, coving to ceiling and a radiator.

#### Bedroom 2

7'9" x 8'9" (2.37 x 2.69)

Window facing to the rear of the property, carpeted flooring, coving to ceiling, radiator and TV point.

#### Bedroom 3

9'2" x 6'5" (2.81 x 1.98)

Window facing to the rear of the property, fitted wardrobes, carpeted flooring and radiator.

#### Bedroom 4

7'5" x 6'5" (2.28 x 1.97)

Window facing to the front of the property, Carpeted flooring and radiator.

#### Bathroom

6'3" x 5'6" (1.93 x 1.68)

White 3 piece suite including panelled bath, wash hand basin, vanity unit and low level WC. Tiled floor to ceiling, shaver point and towel radiator.

#### Rear Garden

Laid mainly to lawn with a small patio area to enjoy al fresco dining. Fenced boundaries, garden shed and a convenient summer house.

#### Summer House

Timber cladding, electric points and double glazed French doors leading out onto the lawn.

#### 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.

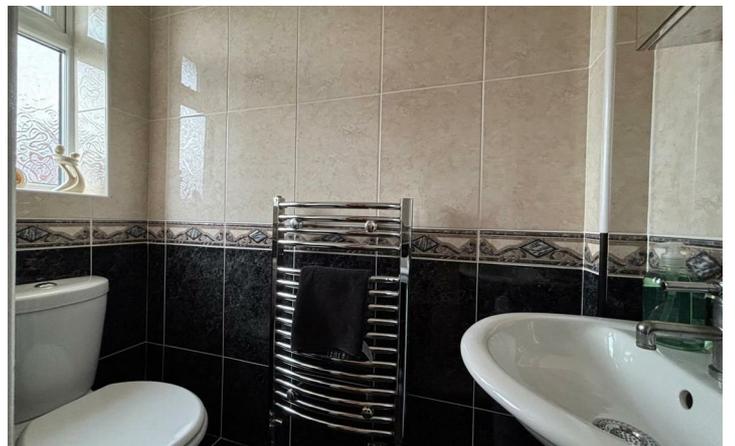
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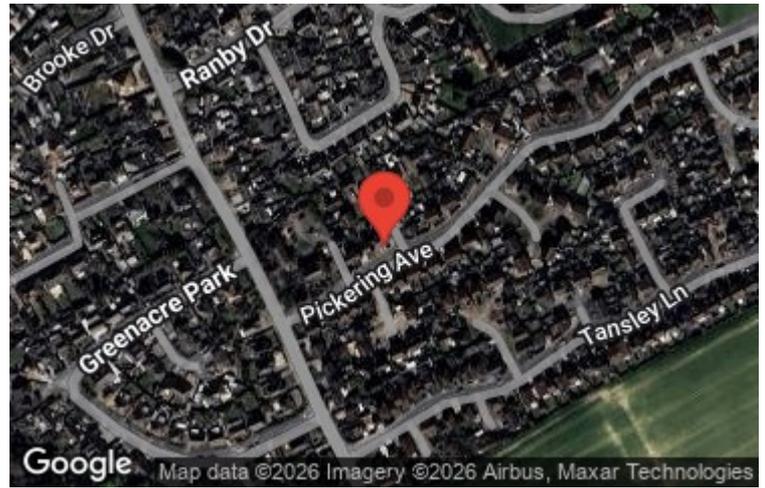
#### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

- Semi detached corner plot
- Downstairs WC
- Conservatory
- Modern fitted kitchen/diner
- 4 Well proportioned bedrooms
- Ready to move into
- Off street parking
- Summer house with electric points





## Floor Plan



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) <b>A</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>England &amp; Wales</b>	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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		