



31b Southgate, Hornsea, HU18 1RH

£219,000

Our House are delighted to offer for sale this charming two bedroomed, detached, true bungalow. It admits to being a little bit quirky but the accommodation on offer is deceptively spacious and very well maintained. There is a large lounge at the front of the property complimented by a lovely garden room at the rear, kitchen, shower room and two good sized double bedrooms. Outside there is ample parking access through double gates and leading to the detached single garage, and a separate, very private rear garden the comprises a lawned area with greenhouse and planted area, a patio directly off the house and two workshop/sheds. The first to see will buy so call us now to arrange your viewing. 01964 532121. Current energy rating 'awaited'.

Entrance Hall

Entrance door leading to hall way, two built in cupboards and coving to ceiling.

Lounge

15'3" x 14'6" (4.65 x 4.42)

Windows to front and side, gas fire with wooden surround, coving to ceiling, ceiling rose and radiator.

Breakfast Kitchen

12'2" x 10'2" (3.72 x 3.1)

Window to side, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer sink unit. Space for freestanding gas or electric cooker, washing machine and small built in dishwasher, sliding door to inner hallway.

Inner Hall

Window to side, loft access, coving to ceiling and two radiators.

Master Bedroom

12'1" x 10'11" (3.7 x 3.34)

Window to side, built in wardrobes and dressing table, coving to ceiling and radiator.

Bedroom 2

12'2" x 7'9" (3.72 x 2.37)

Window to side, built in wardrobes and desk, coving to ceiling and radiator.

Garden Room

15'10" x 10'0" (4.83 x 3.07)

Windows to side and rear, patio doors to rear garden, coving to ceiling, television point and radiator.

Shower Room

7'10" x 5'6" (2.4 x 1.7)

Window to side, wash hand basin, step in shower and w.c, heated towel rail, extractor fan, part tiled walls and tiled floor.

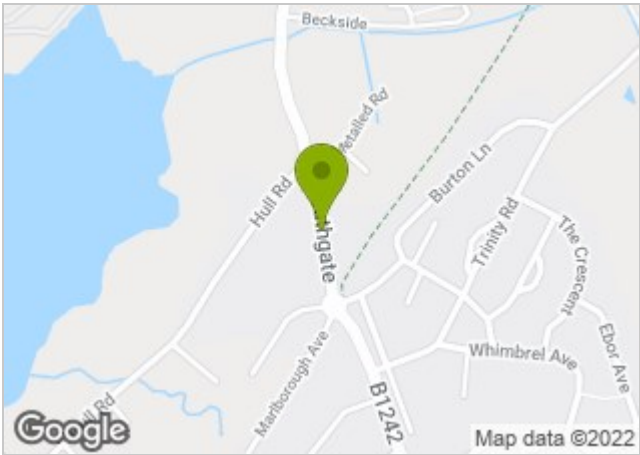
Rear Garden

Wholly private rear garden with gate from the driveway, lawned area, paved patio area, planted borders and two large storage workshops/sheds.

Garage

Double gates at the front of the property lead to a parking area and the on to the detached garage, with side personal door.





Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

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 