



12 Farrants Way, Hornsea, HU18 1DG

£485.000



Set in an ideal, corner location of this small exclusive Cul-de-Sac is this executive property offering a good amount of versatile accommodation to delight the discerning buyer.

Just a stones throw away from the Town Centre, this property is really in the ideal location! Briefly Comprises; Breakfast kitchen, Lounge, Separate sitting room, Dining Room, Downstairs W.C, Utility Room, and Sunroom, upstairs there are five double bedrooms - two with en-suite facilities, outside there is a double garage and ample parking - everything you would expect from a house of this calibre. On a larger than average plot, the private gardens surround the house and offer a haven during your downtime.

Call Our House on 01964 532121 to view now!

EPC: C
Council Tax: F
Tenure: Freehold

Entrance Hall

Entrance door leading to staircase to first floor with understairs cupboard and spindle banister, carpet and radiator.

Cloakroom

Wash hand basin, w.c, extractor fan, part tiled walls, vinyl flooring and radiator.

Sitting Room

14'6" x 12'9" (4.42 x 3.89)

Bay window to front, electric fire with surround, carpet and radiators.

Dining Room

14'2" x 11'1" (4.34 x 3.39)

Window to front, carpet and radiator. (currently used as sitting room).

Kitchen Diner

16'8" x 13'0" (5.09 x 3.98)

Windows to rear, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer with bowl sink unit. Gas hob and double electric oven, fitted dishwasher and fridge freezer, vinyl flooring and radiator.

Utility

7'3" x 5'11" (2.23 x 1.82)

Windows and door to rear, a range of fitted wall and base units with complimentary work surfaces, fitted washing machine and space for dryer. Vinyl flooring and radiator.





Living Room

19'1" x 14'1" (5.83 x 4.3)

Window to rear, French doors to sun room, electric fire with surround, and radiators.

Sunroom

11'1" x 9'10" (3.39 x 3.01)

French doors to garden, tiled floors and radiator.

First Floor Landing

Window to front and radiator.

Master Bedroom

21'1" x 16'1" + inner hall (6.43 x 4.92 + inner hall)

Windows to front and side, carpet and radiators.

En-Suite

12'0" x 6'11" (3.68 x 2.13)

Window to rear, pedestal wash hand basin, panelled bath, step in double shower, extractor fan, part tiled walls, vinyl flooring and radiator.

Bedroom 2

13'2" x 12'0" (4.03 x 3.67)

Window to rear, built in wardrobes, carpet and radiator.

En-Suite

9'1" x 5'6" (2.78 x 1.7)

Window to rear, pedestal wash hand basin, w.c. bath with shower over, extractor fan, vinyl flooring and radiator.

Bedroom 3

14'2" x 9'3" (4.32 x 2.83)

Window to rear and radiator.

Bedroom 4

12'9" x 12'4" (3.9 x 3.78)

Window to front, built in wardrobes, carpet and radiator.

Bedroom 5

10'7" x 9'7" (3.24 x 2.93)

Window to rear, carpet and radiator.

Bathroom

13'3" x 6'0" (4.05 x 1.84)

Window to rear, pedestal wash hand basin, panelled bath, double step in shower, w.c, extractor fan, part tiled walls, vinyl flooring and radiator.

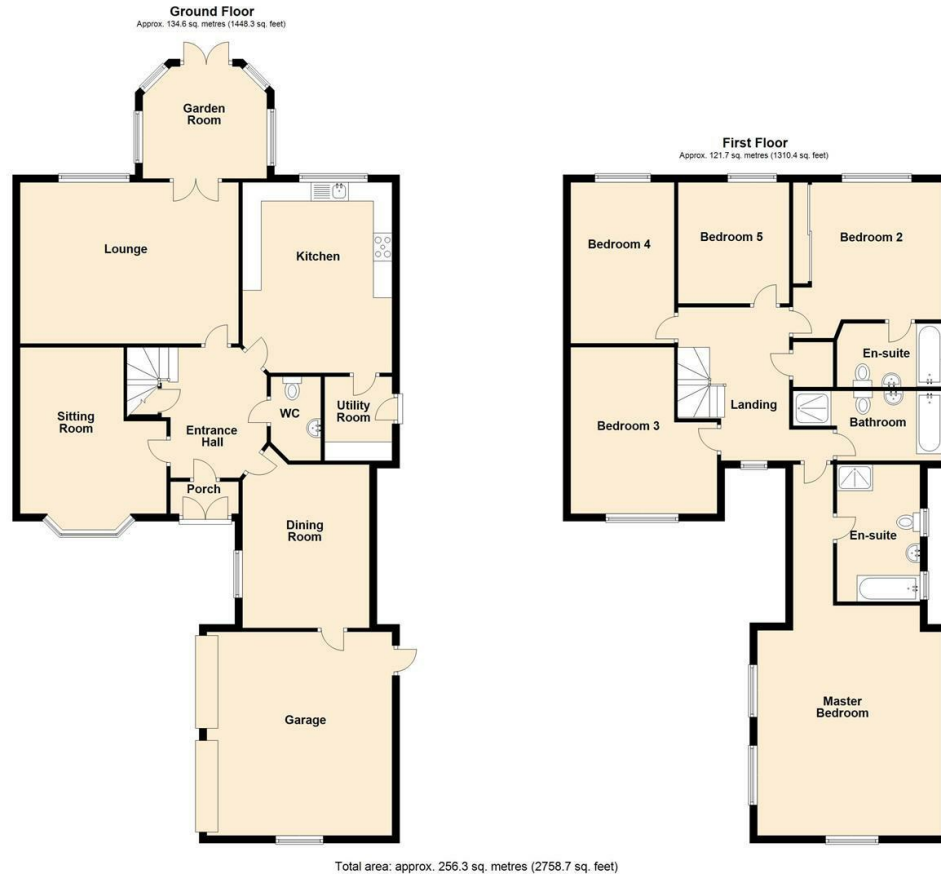
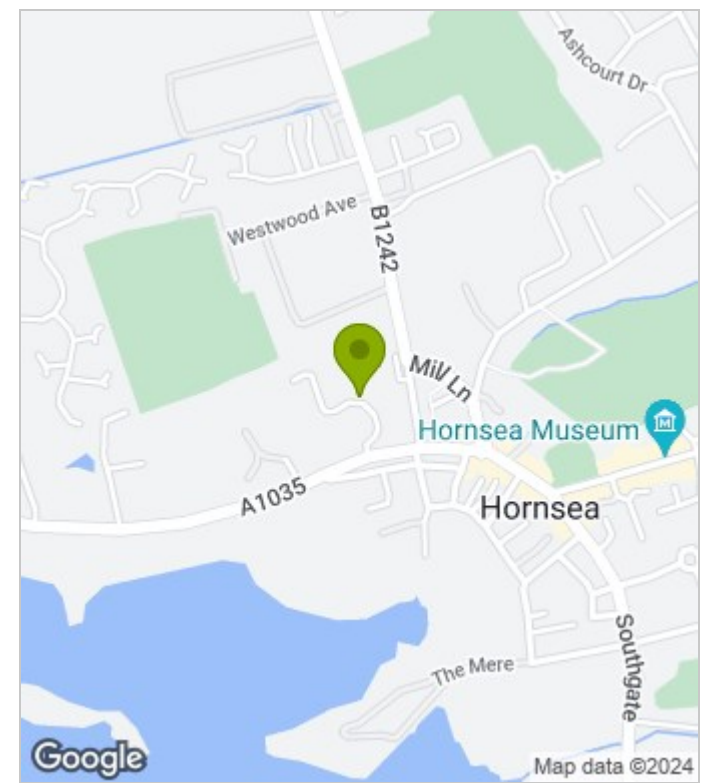
Rear Garden

Laid mainly to lawn, with fenced boundaries and planted borders, raised areas divided with sleepers and paved path around the property.

Double Garage

Integral double garage, with two up and over doors, window to side, doors to garden and dining room.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(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	

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