



8 Carlton Avenue, Hornsea, HU18 1JG
£249.500

 5  1  2  D

**** 5 BEDROOM FAMILY HOME WITH NO CHAIN ****

A beautiful family home in a popular residential area that must be viewed to appreciate the size and flow internally with a lovely, enclosed garden providing sitting areas to entertain and enjoy the sunshine for most of the day, just a short walk to the sea front makes this set in the perfect location! A spacious and traditional Edwardian semi-detached property that has been tastefully decorated throughout.

This 2-storey property comprises: Entrance Hall, Lounge, Dining Room, Snug, Kitchen, Cloakroom (w.c), Utility, 5 Bedrooms, Family Bathroom and large garage

EPC - D

Council Tax - C

Tenure - Freehold

Front Garden

Fenced boundaries, gravelled area, shared driveway leading to garage.

Entrance Hall

Entrance door, staircase to first floor, radiator, carpeted.

Cloakroom (w.c)

W.C, pedestal hand wash basin, Vinyl flooring.

Lounge

18'4" x 11'9" (5.6 x 3.6)

Bay window to front of property, gas fire with marble hearth and surround, coving to ceiling, radiator, carpeted.

Dining Room

15'1" x 11'9" (4.6 x 3.6)

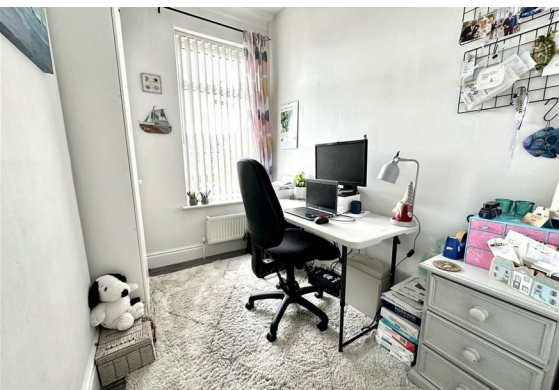
Coving to ceiling, under stairs cupboard, radiator, laminate floor.

Kitchen

18'0" x 8'2" (5.5 x 2.5)

Two windows to side of property, fitted wall and base units, work surfaces, ceramic sink and single drainer, built in electric oven and gas hob, part tiled walls, extractor fan, radiator, space for under counter fridge, freezer and dishwasher, door to utility and w.c, Vinyl flooring.





Utility

10'5" x 4'11" (3.2 x 1.5)

Windows to front and rear of property, door to side, work surfaces, space for dryer, washing machine and under counter fridge.

Snug

5'10" x 6'10" (1.8 x 2.1)

Patio doors to rear, coving to ceiling, laminate flooring.

First Floor Landing

spindle banister, loft access, over stairs cupboard.

Master Bedroom

11'1" x 11'9" (3.4 x 3.6)

Window to front of property, coving to ceiling, radiator, carpeted.

Bedroom 2

12'9" x 7'6" (3.9 x 2.3)

Window to rear of property, radiator, carpeted.

Bedroom 3

9'10" x 8'6" (3.0 x 2.6)

Window to side of property, radiator, carpeted.

Bedroom 4

8'6" x 8'6" (2.6 x 2.6)

Window to side of property, radiator, carpeted.

Bedroom 5

5'6" x 8'6" (1.7 x 2.6)

Window to front of property, radiator, carpeted.

Bathroom

8'6" x 6'6" (2.6 x 2.0)

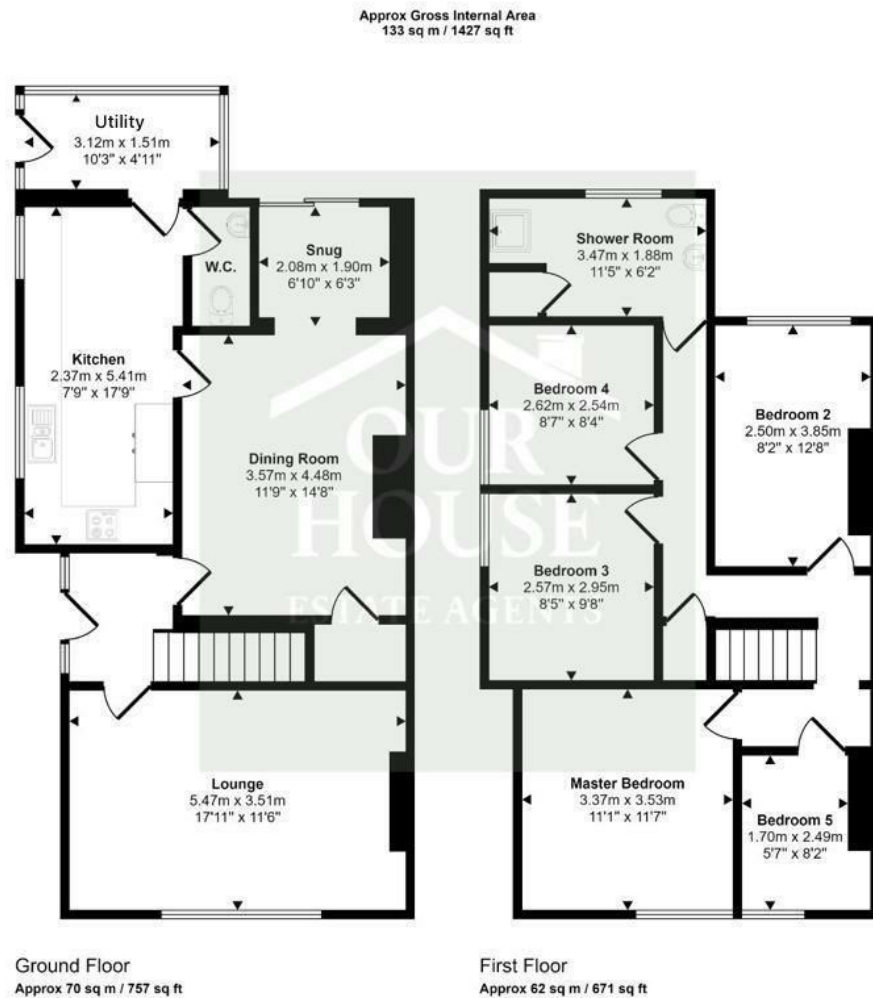
Window to rear of property, w.c, vanity unit wash hand basin, step in shower, tiled walls in shower, heated towel rail, storage cupboard with boiler, Vinyl flooring.

Rear Garden

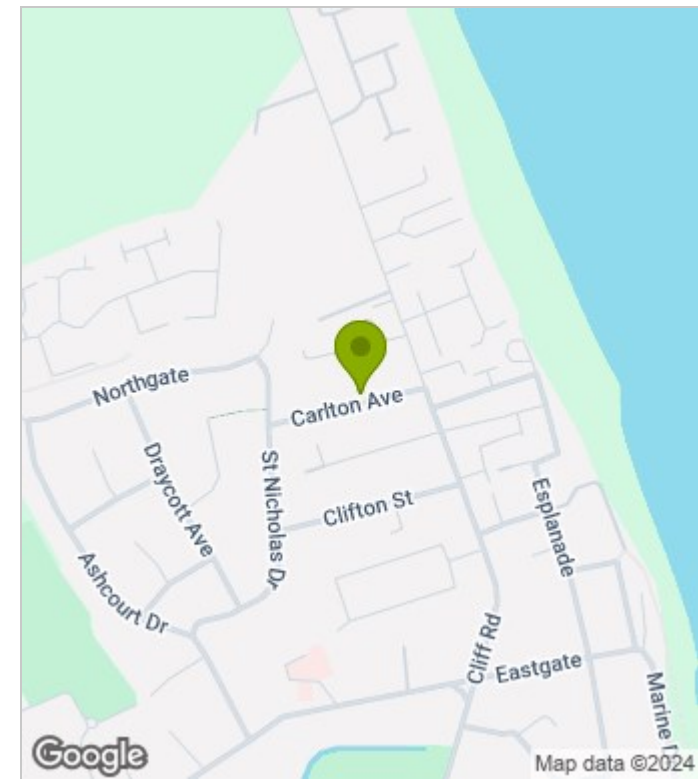
Laid mainly to lawn, paved area, garden shed, planted borders, decked area.

Garage


Semi detached, up and over door.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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