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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.

Viewing

**Energy Efficiency Rating**

Potential	Current
88	70

EU Directive 2002/91/EC

**England & Wales**

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

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.

**Floorplan**

Approx Gross Internal Area  
61 sq m / 655 sq ft

## Our House Estate Agents

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61 St. Nicholas Drive, Hornsea, HU18 1EP  
£195,000

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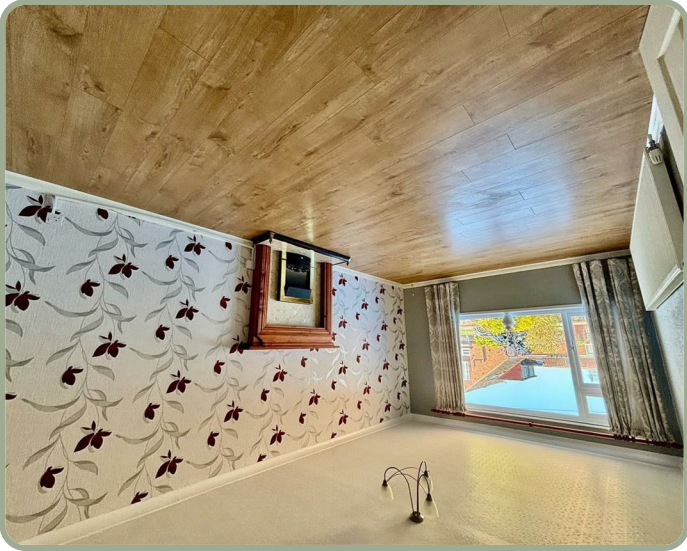
• POPULAR LOCATION • WEST FACING GARDEN • SEMI-DETACHED BUNGALOW • OFF STREET PARKING • TWO BEDROOMS

This well-kept 2-bedroom semi-detached bungalow is tucked away on one of Hornsea's most popular streets and is ready for someone to make it their own. With no onward chain, it's a great opportunity for anyone looking to move quickly.

Inside, you'll find a comfortable lounge, a bright breakfast kitchen, two good-sized bedrooms, and a modern shower room. Outside, there's a driveway for off-street parking, a neat front garden, and a private rear garden that's perfect for enjoying the outdoors.

It's a great spot – close to local shops, transport links, and not far from the seafront. Ideal for downsizers, first-time buyers or investors – come and take a look!

EPC: C  
Council Tax: B  
Tenure: Freehold



**Front Garden**  
Gravelled area and driveway.

**Side Entrance Porch**

**Entrance Hall**  
Entrance door, laminate flooring and radiator.

**Lounge**  
17'10" x 10'10"

Window to front, coving to ceiling, laminate flooring and radiator.

**Breakfast Kitchen**  
11'5" x 8'10"

Window and door to rear. A range of fitted wall and base units, with complimentary work surfaces and composite single drainer with one fridge and space and plumbing for washing machine, built in electric hob and oven. Breakfast bar, part tiled walls, laminate tiled flooring, extractor fan and radiator.

**Master Bedroom**  
12'0" x 9'1"

Window to rear, coving to ceiling, carpet and radiator.

**Bedroom 2**  
10'1" x 9'8"

Window to front, coving to ceiling, carpet and radiator.

**Shower Room**  
6'2" x 5'4"

Window to side, pedestal hand wash basin, W.C, step in shower with shower boarding to walls.

**Rear Garden**

Laid mainly to lawn with paved area. Fenced boundaries and planted borders, garden shed and covered rear porch area.

