



41 Pickering Avenue, Hornsea, HU18 1TR  
£260.000



Nestled in the popular area of Hornsea, this beautiful link-detached house presents an excellent opportunity for families seeking a spacious and modern home. Boasting four bedrooms, this property is perfect for those who require ample living space.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The highlight of this property is undoubtedly the fabulous modern dining kitchen extension, which offers a stylish and functional space for cooking and entertaining. This contemporary kitchen is designed to meet the needs of today's lifestyle, making it a delightful hub for family gatherings.

The house is set on a great-sized corner plot, providing a generous outdoor area that is ideal for children to play or for hosting summer barbecues. The garden is well-maintained, enhancing the overall appeal of the property.

In addition to its impressive features, the house is presented in immaculate condition, allowing you to move in with ease and comfort. This property is not just a house; it is a home that offers both style and practicality in a lovely neighbourhood.

With its modern amenities and spacious layout, this link-detached house on Pickering Avenue is a must-see for anyone looking to settle in Hornsea. Don't miss the chance to make this wonderful property your new home.

EPC: Awaited  
Council Tax: C  
Tenure: Freehold

#### Front Garden

Gravelled and paved, with parking.

#### Entrance Hall

Window to side, staircase to first floor, cupboard, carpet and radiator.

#### W.C.

Window to front. W.C., hand wash basin and heated towel rail

#### Lounge

16'11" x 12'2" (5.16 x 3.71)

Window to front, coving to ceiling, laminate flooring and two radiators.





**Kitchen Diner**  
24'5" x 15'11" (7.45 x 4.86)  
Windows to front and rear, French doors to conservatory. A range of fitted wall and base units with complimentary work surfaces, one and a half bowl sink unit, built in electric hob and double oven. Space for American style fridge freezer, space and plumbing for washing machine and space for tumble dryer. Understairs cupboard, extractor fan, laminate flooring and two radiators.

**Conservatory**  
12'0" x 9'8" (3.67 x 2.96)  
Windows to side and rear and French doors. Laminate flooring and radiator.

**First Floor Landing**  
Window to side, cupboard and radiator. Loft access to part boarded loft with light.

**Master Bedroom**  
11'6" x 8'9" (3.52 x 2.69)  
Window to front, built in wardrobes and fitted bedside cabinets. Carpet and radiator.

**Bedroom 2**  
8'10" x 7'9" (2.7 x 2.37)  
Window to rear, carpet and radiator.

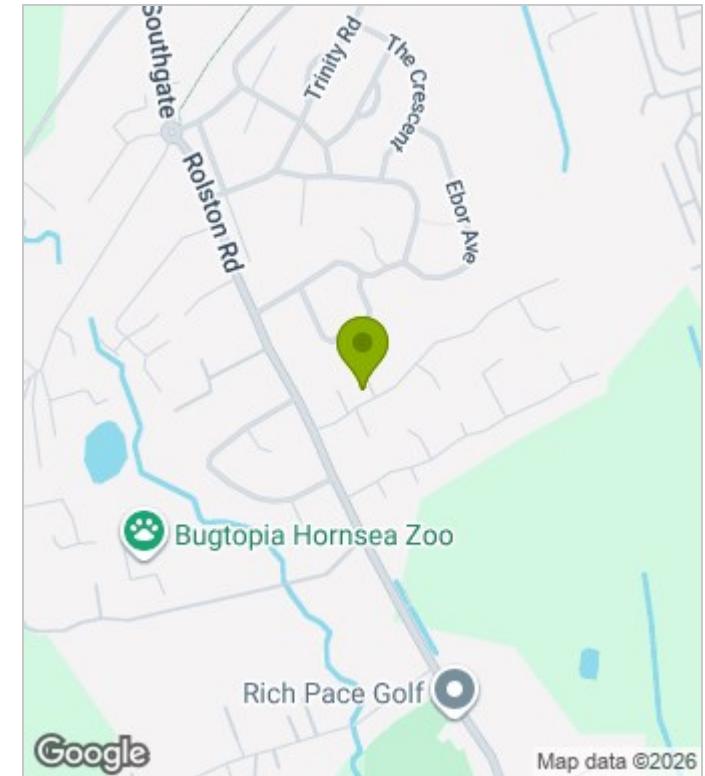
**Bedroom 3**  
9'3" x 6'6" (2.83 x 1.99)  
Window to rear, built in wardrobes, carpet and radiator.

**Bedroom 4/ Office**  
7'9" x 6'5" (2.38 x 1.97)  
Window to front, coving to ceiling, carpet and radiator.

**Bathroom**  
6'2" x 5'5" (1.9 x 1.67)  
Window to side, pedestal hand wash basin, panelled bath with shower over, W.C, shaver point, tiled walls and floor and heated towel rail.

**Rear Garden**  
Laid mainly to lawn with paved patio area and fenced boundaries, summer house with power.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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## Our House Estate Agents

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