



71 Pickering Avenue, Hornsea, HU18 1TR
Offers Around £150,000

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A well-presented two-bedroom quarter house located in the popular coastal town of Hornsea. The property features a private garden to the front, allocated parking to the rear and offers well-proportioned accommodation throughout.

The ground floor comprises a modern fitted kitchen and a bright, comfortable lounge. To the first floor are two bedrooms and a newly fitted family bathroom.

The property has been recently updated, including a new kitchen, a new bathroom and fresh decoration throughout, making it move-in ready and ideal for first-time buyers, downsizers or investors alike

Situated within easy reach of local amenities and the seafront, this home offers a great opportunity to purchase a stylish and low-maintenance property in a desirable location.

EPC: C
Council Tax: A
Tenure: Freehold

Entrance Hall

Kitchen

9'3" x 7'4" (2.82 x 2.25)

Window to front, a range of fitted wall and base units with one and a half bowl sink unit. Built in electric hob and oven with extractor fan, space for washing machine.

Lounge

12'5" x 13'10" (3.79 x 4.24)

Window to front, carpet and radiators, staircase to first floor with spindle banister and understairs cupboard.

First Floor Landing

Master Bedroom

9'3" x 10'0" (2.82 x 3.07)

Window to front, carpet and radiator. Cupboard.

Bedroom 2

6'4" x 9'6" (1.94 x 2.92)

Window to front, carpet and radiator.

Bathroom

5'9" x 6'1" (1.77 x 1.86)

Window to side, vinyl flooring and part tiled walls. Panelled bath with electric shower over, hand wash basin and W.C.

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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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