



17 The Hollies, Hornsea, HU18 1TW
£179,950

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Situated on The Hollies in Hornsea, this well-presented three-bedroom semi-detached home offers comfortable and practical living, ideal for families or first-time buyers alike.

The property benefits from generous off-street parking for up to three or four vehicles, along with a detached garage providing additional storage or workspace. To the front and rear are neatly maintained lawned gardens, with the west-facing rear garden enjoying plenty of afternoon and evening sunshine—perfect for relaxing or entertaining.

Internally, the ground floor comprises a welcoming lounge, a kitchen diner with patio doors opening directly onto the rear garden, and a convenient cloakroom. To the first floor are three well-proportioned bedrooms and a modern family shower room.

A great opportunity to acquire a comfortable home offering both indoor space and outdoor appeal.

Front Garden

Mainly laid to lawn, driveway with parking for 3/4 cars.

Entrance Hall

Staircase to first floor, radiator.

Cloakroom (W.C)

Window to front of property, W.C, hand wash basin with storage under, tiled splash back, extractor fan, radiator, vinyl flooring.

Lounge

14'11" x 12'4" (4.56 x 3.76)

Window to front of property, fireplace with gas fire, coving to ceiling, radiator, carpeted.

Kitchen Diner

15'7" x 9'10" (4.76 x 3.02)

Window to rear of property, patio doors to garden, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, space and plumbing for dishwasher and washing machine, space for fridge freezer, built in electric oven and gas hob, part tiled walls, extractor fan, radiator, vinyl and carpeted flooring, under stairs cupboard.

First Floor Landing

Spindle banister, loft access, carpeted.

Master Bedroom

15'7" x 9'6" (4.75 x 2.92)

Window to front of property, built in wardrobes, radiator, carpeted.

Bedroom 2

10'2" x 8'5" (3.11 x 2.57)

Window to rear of property, radiator, carpeted.

Bedroom 3

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

Window to rear of property, radiator, carpeted.

Shower Room

9'2" x 4'10" (2.8 x 1.49)

Window to side of property, W.C, hand wash basin with storage under, step in shower, heated towel rail, extractor fan, vinyl flooring.

Rear Garden

Laid mainly to lawn, paved areas, planted borders, fenced boundaries, west facing.

Garage

19'10" x 10'0" (6.05 x 3.06)

Detached, up and over door, power and light points.

Directions

Energy Efficiency Rating		
	Current	Potential
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		
	70	77
England & Wales	EU Directive 2002/91/EC 	

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