



30 Rolston Road, Hornsea, HU18 1UH

Offers Around £269.950



VENDOR OPEN TO REASONABLE OFFERS!

**\*\*SPACIOUS PROPERTY WITH BIGGER THAN AVERAGE, CORNER PLOT!!\*\***

Set on an impressive corner plot is this four bedroom home. An already beautiful home with great size rooms, high ceilings and period features there is also scope to convert the loft space or even extend to the side or rear (subject to necessary planning permission). In addition to the great internal space, there is a beautiful, enclosed wrap around garden, entering through the side gate is like entering your own 'secret garden' and being westerly facing is an added benefit for those summer months! A final selling point of this property is the huge detached double garage which is rarely found with a property at this price.

We highly recommend a viewing of this incredible property. Contact us today.

The floorplan briefly comprises: entrance hall, through lounge diner, rear sitting room, kitchen and cloakroom to the ground floor. Upstairs you'll find the four bedrooms and the family bathroom. Externally is a large plot including front and rear gardens, parking and double garage.

EPC: D

Council Tax Band: C

Tenure: Freehold

### Front Garden

Lawned front garden with planted borders.

### Entrance Hall

Entrance door, window to side, staircase to first floor with understairs cupboard, laminate flooring and radiator.

### Cloakroom (WC)

Window to rear, wash hand basin, w.c, laminate flooring and radiator.

### Through Lounge Diner

24'0" x 15'8" (7.32 x 4.78)

Two bay windows to front, log burner with wood beam mantle and slate hearth, coving to ceiling, laminate flooring and radiators.

### Sitting Room

12'9" x 12'11" (3.9 x 3.95)

French doors to garden, electric fireplace, coving to ceiling, ceiling rose, laminate flooring and radiator.





### Breakfast Kitchen

20'3" x 7'2" (6.18 x 2.2)

Windows to side and rear, door to garden, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer and one a half bowl sink, electric and gas cooker point, space for undercounter fridge and freezer and washing machine, part tiled walls, tiled flooring, extractor fan and radiator.

### First Floor Landing

Window to side, loft access, carpet and radiator.



### Master Bedroom

12'9" x 11'10" (3.91 x 3.61)

Windows to front and side, laminate flooring and radiator.

### Bedroom 2

16'0" x 11'9" (4.89 x 3.6)

Window to front, carpet and radiator.

### Bedroom 3

12'8" x 7'10" (3.87 x 2.41)

Window to rear, built in wardrobes, carpet and radiator.

### Bedroom 4

9'4" x 8'7" (2.86 x 2.62)

Window to rear, carpet and radiator.

### Bathroom

8'0" x 5'6" (2.44 x 1.7)

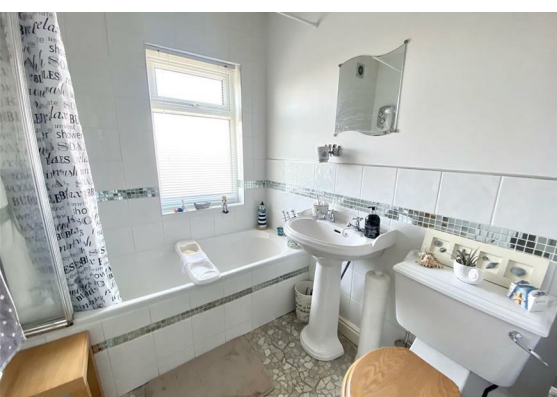
Window to rear, pedestal wash hand basin, w.c, panelled bath with shower over, heated towel rail, tiled flooring, part tiled walls and extractor fan.

### Rear and Side Garden

Laid mainly to lawn with paved area, fenced boundaries and planted borders, pond, trees and shrubs and summer house.

### Detached Double Garage

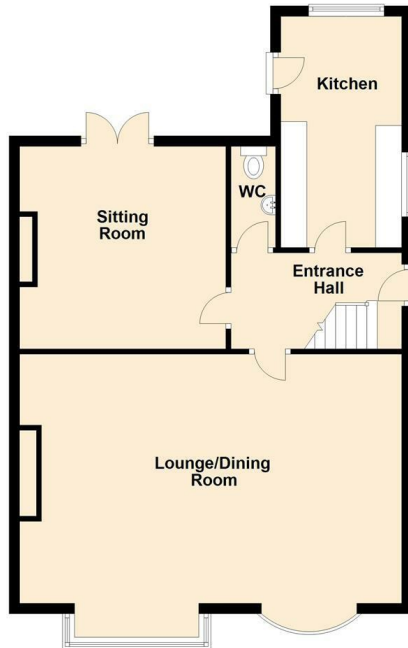
Detached garage with double up and over doors, power and light points, personal door to side and parking for three vehicles on rear drive.



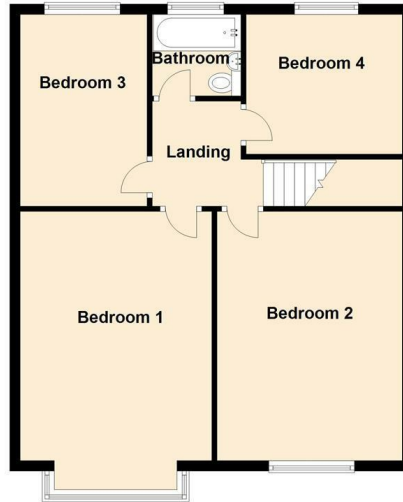


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

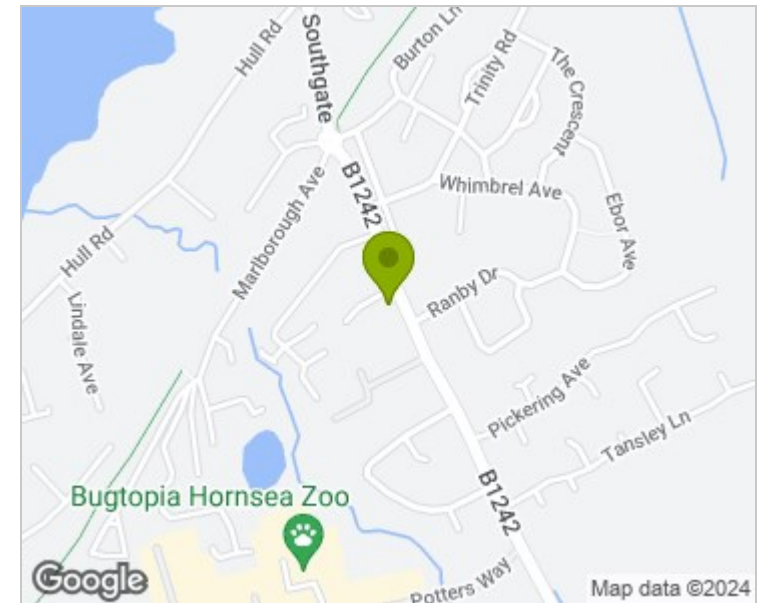
**Ground Floor**  
Approx. 71.1 sq. metres (765.6 sq. feet)



**First Floor**  
Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 134.6 sq. metres (1448.4 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

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