



36 Burton Road

36 Burton Road, Hornsea, HU18 1QY

£280,000

 5  2  3  E

**** STUNNING, 5 BED PERIOD PROPERTY!! ****

This delightful period home provides spacious and well designed accommodation over 3 floors with the interior detailing many original period features. Having 5 bedrooms and being in walking distance to the local schools town and seafront this really would make a stunning family home!!

The floorplan briefly comprises; entrance hall, lounge, dining room, kitchen, cloakroom w.c and sunroom to the ground floor. On the first floor are two of the bedrooms including the master with walk in wardrobe, the family bathroom and a separate WC. On the top floor are three further bedrooms.

EPC: E
Council Tax: B
Tenure: Freehold

Front Garden

Mainly gravelled with path to front door, walled boundaries and cast iron gate.

Entrance Hall

Entrance door to front aspect, original tiled flooring, staircase to first floor and understairs storage.

Lounge

16'4" x 13'3" (5.00 x 4.05)

Bay window to front, wooden mantle and tiled inset and hearth housing gas fire, coving to ceiling, ceiling rose and radiator.

Dining Room

12'11" x 10'10" (3.95 x 3.31)

French doors to rear, original fireplace, coving to ceiling, ceiling rose and radiator.

Kitchen

13'4" x 9'10" (4.07 x 3.01)

Window to side aspect, a range of fitted wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with drainer, inglenook with electric hob and extractor hood over, built in double electric oven, integrated fridge freezer, washing machine and dishwasher. Laminate flooring, partially tiled walls and radiator.

Cloakroom WC

Window to side, WC, pedestal wash hand basin, tiled flooring and partially tiled wall and radiator.



Lounge



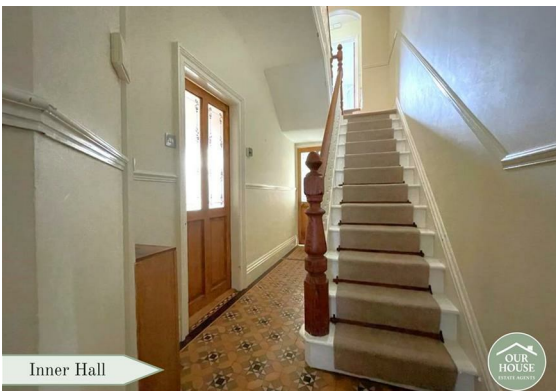
Dining Room



Kitchen



Sunroom



Inner Hall



Kitchen





Master Bedroom



Bedroom 2



Bathroom



Sunroom

15'5" max x 7'10" (4.70 max x 2.40)
Velux window to side, french door to side, partial conservatory roof and radiator.

First Floor Landing

Split level with carpeted flooring and spindle banister

Master Bedroom

16'4" x 11'8" max (4.99 x 3.58 max)
Bay window to front, coving to ceiling, ceiling rose and radiator. Door to:

Walk In Wardrobe

8'9" x 5'2" (2.69 x 1.60)
Clothes rails and carpeted flooring.

Bedroom 2

13'0" x 10'9" (3.97 x 3.30)
Window to rear, coving to ceiling, ceiling rose and radiator.

Bathroom

9'10" x 9'10" (3.02 x 3.00)
Window to rear, WC, vanity unit housing wash hand basin, step in corner shower and panelled bath. Heated towel rail, tiled flooring and partially tiled walls.

Separate WC

Window to side, WC and partially tiled walls.

Second Floor Landing

Carpeted flooring and spindle banister

Bedroom 3

17'2" x 16'4" (5.25 x 4.99)
Located on the second floor. Dormer window to front, original fireplace, spotlights and radiator.

Bedroom 4

13'0" x 10'10" (3.97 x 3.31)
Dormer window to rear, carpeted flooring and radiator.

Bedroom 5

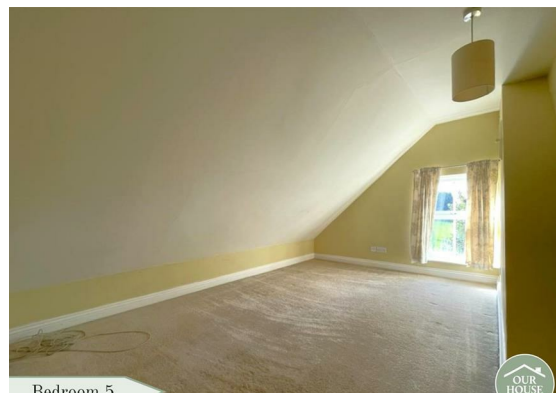
13'5" x 10'0" (4.09 x 3.07)
Window to rear, sloping roof and radiator.

Rear Garden

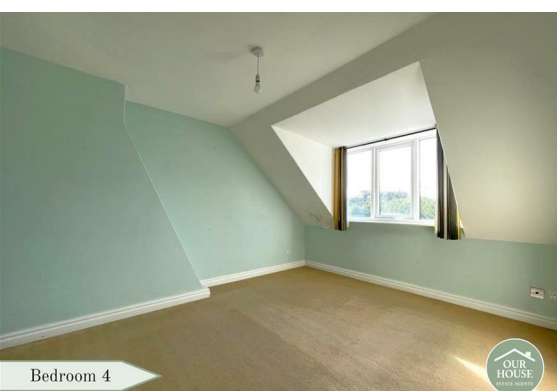
Mainly paved with outside storage, walled boundaries and gated pedestrian access to rear.



Bedroom 3



Bedroom 5



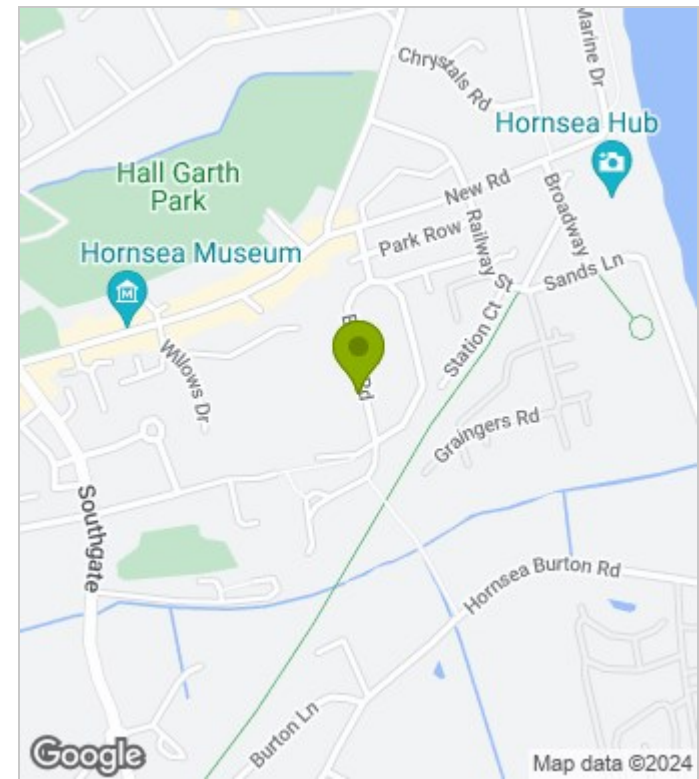
Bedroom 4




Rear Garden



Floorplan Goes Here



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		65
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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