



44 Burton Road, Hornsea, HU18 1QY

£250,000

 4  1  2  E

A stunning example of an Edwardian terraced home. A credit to the current owners it is tastefully presented from front to back and provides ample living space for the growing family. With four bedrooms spread across two floors and two reception rooms to the ground floor. Located conveniently close to the town centre and seafront of Hornsea.

The floorplan briefly encompasses; entrance hall, lounge, dining room, kitchen and pantry make up the ground floor. Upstairs there's two bedrooms, bathroom and separate WC and on the top floor a further two bedrooms. All bright and airy with large windows and muted colours.

Outside the property has a block paved garden to the front and a rear garden with lawned area, shed and rear pedestrian access.

Not to be missed this brilliant property would be a great purchase for a range of buyers. Call us now on 01964 532 121.

EPC - E
TENURE - Freehold
COUNCIL TAX - C

Front Garden

Block paved with shrubs borders and walled boundaries.

Entrance Hall

UPVC Entrance door, staircase to first floor with spindle banister, cornicing and corbels to ceiling and radiator.

Lounge

13'3" x 15'5" into bay (4.06 x 4.72 into bay)
Bright bay window to front lets light flood into the room with feature fireplace with mantle and tiled hearth, cornicing to ceiling, ceiling rose and radiator.

Dining Room

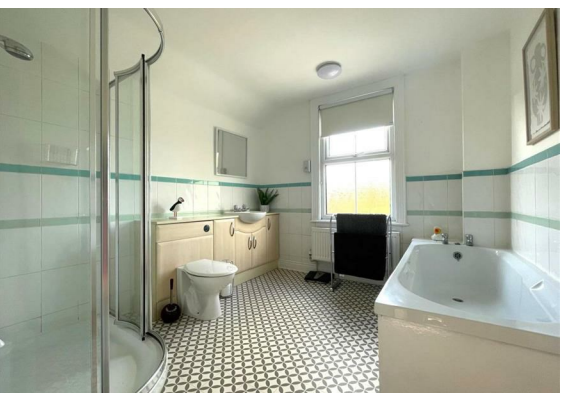
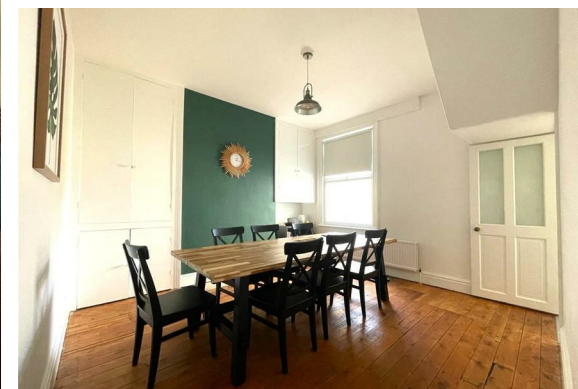
12'10" x 11'8" (3.92 x 3.58)

Window to rear, fitted cupboards, wooden floorboards and radiator.

Kitchen

13'3" x 8'11" (4.06 x 2.74)

Two windows to side, UPVC door to side. A range of fitted wall and base units with complementary work surfaces, single bowl stainless steel sink unit with drainer. Space for gas oven, space for fridge, laminate flooring, partially tiled walls, extractor fan and radiator.





Utility/Pantry

6'1" x 5'10" (1.87 x 1.78)

Window to side aspect and velux window, shelving, space and plumbing for washing machine and under counter freezer and laminate flooring.

First Floor Landing

Split level with staircase to second floor, spindle banister, carpeted flooring, dado rail and radiator.

Master Bedroom

17'2" max x 15'8" max (5.24 max x 4.79 max)

Bay window to front and additional window to front, original fireplace, built in cupboard, cornicing to ceiling, picture rail and radiator.

Bedroom 2

12'11" x 10'9" (3.95 x 3.30)

Window to rear, original tiled fireplace, picture rail, cupboard to alcove and radiator.

Bathroom

9'6" x 8'11" (2.92 x 2.74)

Window to rear aspect, white four piece suite comprising of; WC, vanity unit housing wash hand basin, step in shower and panelled bath. Laminate flooring, partially tiled walls, extractor fan and radiator.



Seperate WC

Window to side, WC, wash hand basin, partially tiled walls and laminate flooring.

Second Floor Landing

Window to rear, spindle banister and storage to eaves

Bedroom 3

17'1" x 13'6" (5.22 x 4.12)

Window to front, wood panelled sloping ceiling and radiator.

Bedroom 4

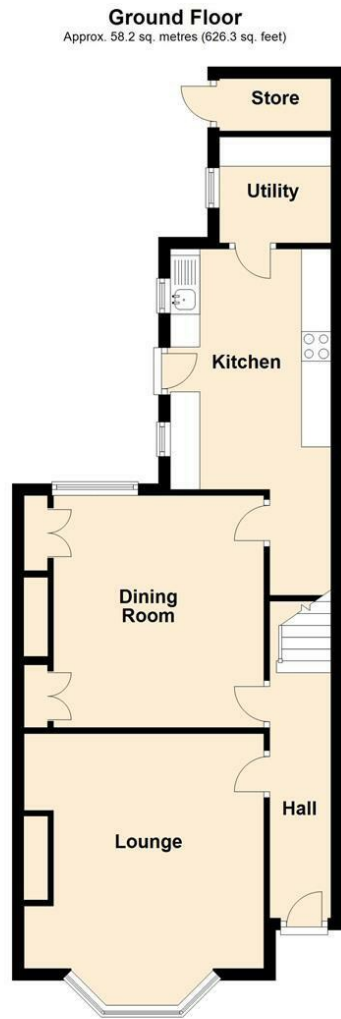
12'10" x 10'10" (3.92 x 3.31)

Velux window to rear, wood panelled ceiling and radiator.

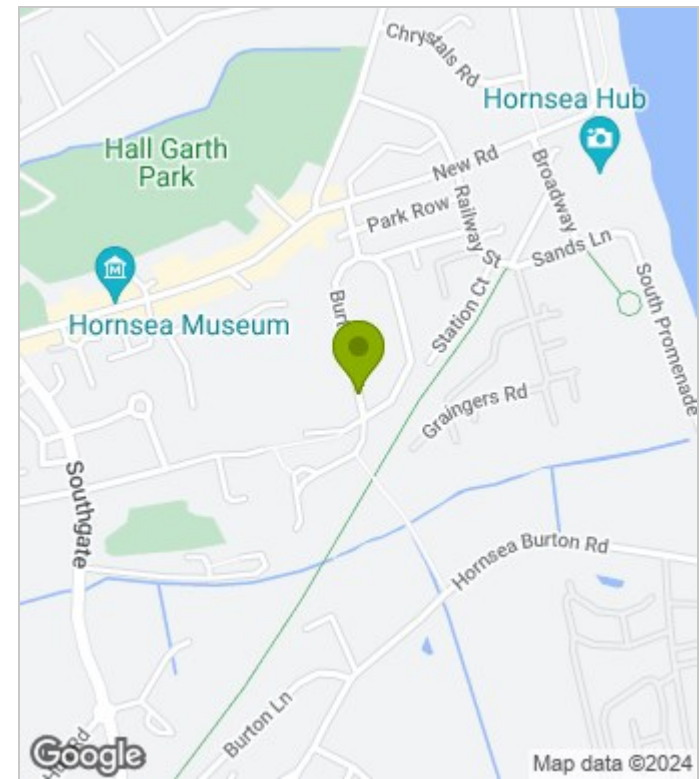
Rear Garden

Fenced boundaries, brick built garden shed, planted border, fenced boundaries, partially lawned, part border and rear pedestrian access.

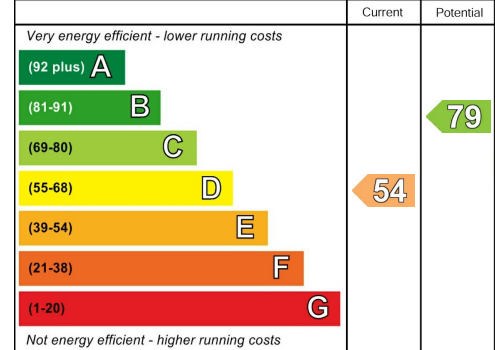




Total area: approx. 152.9 sq. metres (1645.3 sq. feet)



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		
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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