



8 Cliff Road, Hornsea, HU18 1LL

£225,000



Standing proudly in an elevated position overlooking Hall Garth Park is this superbly spacious three bedroomed terraced property. Just round the from the town center and a short stroll to the beach, we're not sure convenient locations could get much better than this!

Briefly comprising two reception rooms, 25ft long kitchen, three bedrooms, bathroom and detached garage to the rear and we think this property will get snapped up!

With the added bonus of gas central heating, double glazing and handmade fitted cupboards and furnishings this is all in all a fantastic family home.

Call us now on 01964 532121 to book a viewing.

EPC - C

Council Tax - B

Tenure - Freehold

Entrance Porch

Composite door to entrance porch. Part tiled with courtesy light. Front door to entrance door.

Entrance Hall

Spacious entrance hall with staircase to first floor. Spindle banister and small understairs cupboard. Coving to ceiling. Radiator.

Lounge

18'6" x 9'10" (5.64 x 3.02)

Large front facing bay window. Traditional fireplace with wood surround. Coving to ceiling and ceiling rose. Radiator.

Dining Room

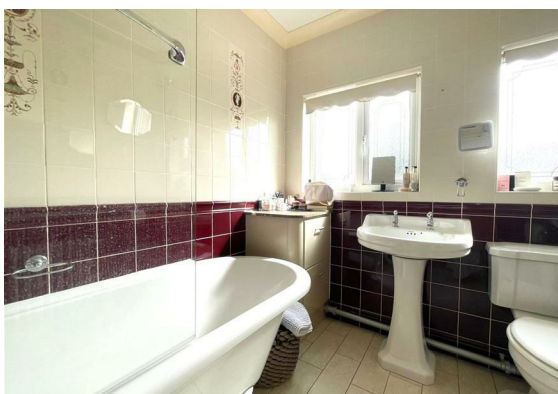
18'2" x 10'0" (5.55 x 3.06)

French doors to the rear garden. Feature fireplace with tiled inset and hearth set in a wood surround. Coving to ceiling and ceiling rose. Picture rail and radiator.

Galley Kitchen

25'9" x 6'0" (7.87 x 1.85)

Door to rear garden. Velux roof light to the rear and window to the side. A good range of fitted wall and base units with work surfaces over and incorporating a Belfast sink. Space and plumbing for dishwasher and washing machine. Part tiled walls and laminate floor. Inglenook with space for Range style oven with built in extractor. Understairs cupboard. Serving hatch through to the dining room, spotlights and coving to the ceiling.





First Floor Landing

Spindle banister, radiator, dado rail, coving to the ceiling and loft access.

Master Bedroom

13'7" x 10'0" (4.16 x 3.05)

Large front facing bay window with views over the park. Coving to the ceiling. Built in storage cupboard to the side of the chimney breast. Radiator.

Bedroom 2

15'3" x 8'9" (widening to 10'0") (4.66 x 2.68 (widening to 3.06))

Rear facing window. Cupboards to either side of the chimney breast. Coving to ceiling and ceiling rose. Radiator.

Bedroom 3

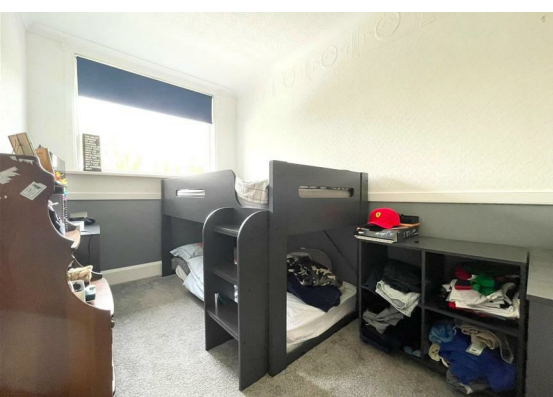
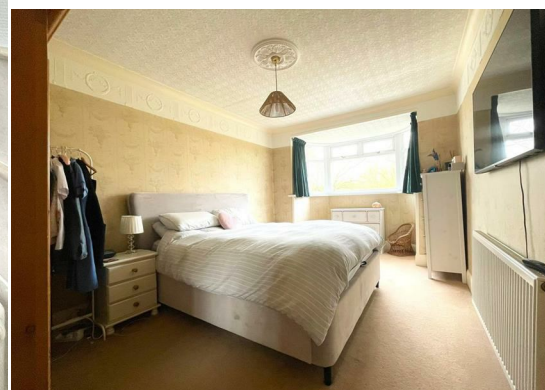
11'3" x 6'10" (3.45 x 2.09)

Window to the front aspect with views over the park. Coving to the ceiling. Dado rail and radiator.

Bathroom

7'6" x 6'9" (2.3 x 2.06)

Two rear facing windows. Free standing slipper bath with shower over. Pedestal hand wash basin and W.C. Vanity unit. Tiled walls and laminate tiles to the floor. Radiator with heated towel rail over. Shaver socket.



Front Garden

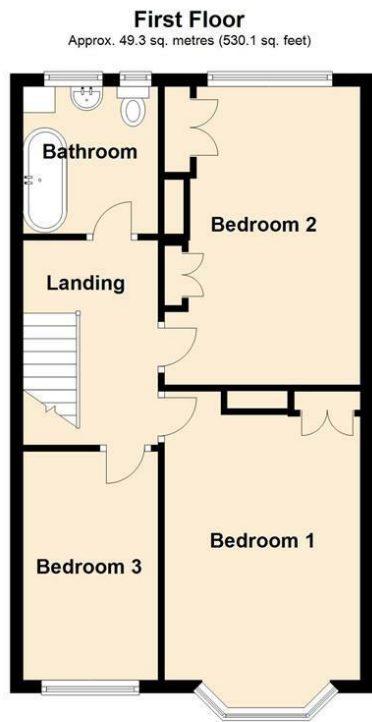
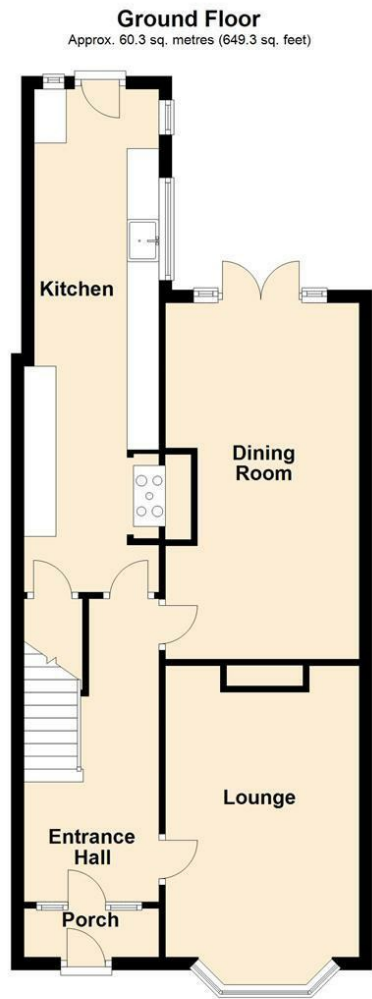
The property enjoys an elevated position with steps leading up to the front door. The walled forgarden is low maintenance but attractive.

Rear Garden

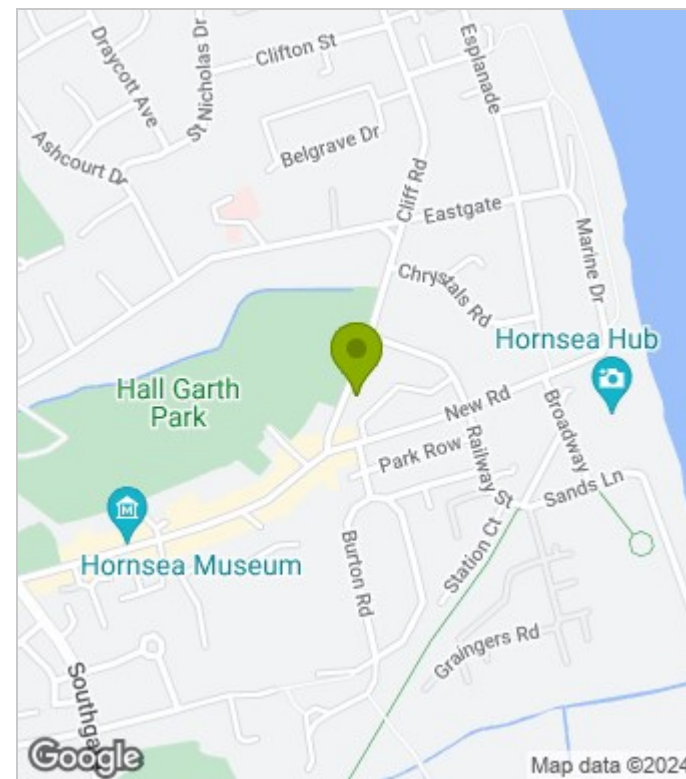
The rear garden is fully enclosed with fence and walled boundaries. It is a lovely space that is low maintenance and mainly paved with raised brick planters.

Garage

Detached garage with roller shutter door. Pedestrian door through to garden. Light and power points. Access to the garage is via a rear ten foot that leads between New Road and Westbourne Road.



Total area: approx. 109.6 sq. metres (1179.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.

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

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk