



Cliff Road, Hornsea



Lounge



Kitchen



Bedroom 1



77 Cliff Road, Hornsea, HU18 1HU

£112,500

****RARELY AVAILABLE GROUND FLOOR FLAT WITH PRIVATE GARDEN!!****

Offered for sale is this recently updated ground floor, two bedroom flat with all the period charm of high ceilings and spacious rooms. Sold with vacant possession.

The floorplan briefly comprises; entrance hall leading to living room, kitchen, two double bedrooms, bathroom and separate W.C. Externally to the rear, there is a private garden.

The property is situated in a well established residential area, close to the seafront and all local amenities.

Call Our House to view now!

EPC: D

Council Tax: A

Tenure: Leasehold, 966 years remaining available with share of freehold.

Ground Rent - £10 per year

Front Garden

Gravelled, walled and hedged boundaries.

Shared Entrance Hall

Entrance door, doors leading to each flat.

Lounge

15'8" x 12'10" (4.8 x 3.93)

Bay window to front of property, fireplace with electric fire, cornicing to ceiling, dado rail, radiator, carpeted.

Kitchen

12'8" x 11'10" (3.88 x 3.61)

Bay window to side of property, fitted wall and base units, work surfaces, bowl sink and single drainer, built in electric oven and hob, part tiled walls, extractor fan, radiator, vinyl flooring, space for fridge and freezer.

Bedroom 1

12'2" x 10'8" (3.72 x 3.27)

Window to rear of property, cornicing to ceiling, radiator, carpeted.

Bedroom 2

10'7" x 10'3" (3.24 x 3.14)

Windows to rear and side of property, radiator, carpeted.

Bathroom

5'9" x 5'6" (1.77 x 1.68)

Pedestal wash hand basin, panelled bath (with shower over), heated towel rail, extractor fan, vinyl floor.

Separate W.C

W.C, Vinyl Flooring.

Rear Hallway

Window to side of property, door leading to rear garden.

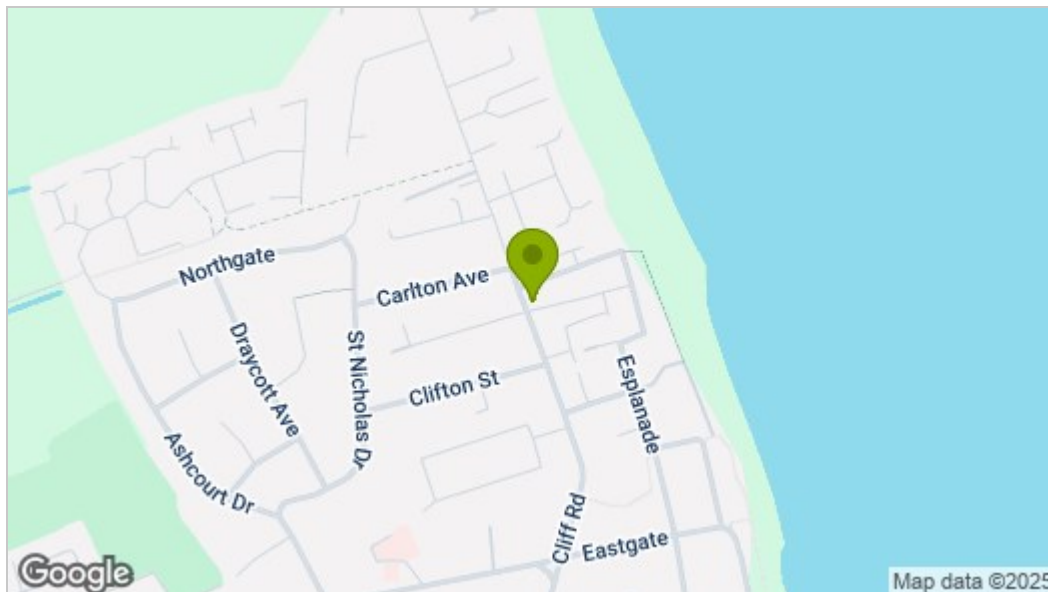
Rear Garden

Mainly laid to lawn, fenced boundaries and decked area to side of property.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. WE DISCLAIM ANY WARRANTY RELATING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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	65	73
	EU Directive 2002/91/EC	

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.

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