



13 Clifton Street, Hornsea, HU18 1HY

£215,000



** IMMACULATELY PRESENTED PERIOD PROPERTY **

Our House Estate Agents are delighted to present to the market this beautiful 4 bed, mid terrace property on the ever popular Clifton Street, just off Cliff Road. The perfect combination of period features, gorgeous décor and a modern touch makes this a truly stunning property to get your hands on! With a log burner in the living room for those cosy winter nights and an enclosed south-facing garden for those long summer days this home will make you smile all year round!

Floor plan briefly comprises: Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, Cloakroom (wc) to ground floor, 3 Bedrooms and Family Bathroom to first floor and a further Bedroom to the second floor.

EPC - D
Council Tax - B
Tenure - Freehold



Front Garden

Enclosed front garden.

Entrance Hall

Traditional entrance door with stained glass features, staircase to first floor with spindle banister, feature corbels and corning, wooden flooring and radiator.

Lounge

14'11" x 11'2" (4.57 x 3.41)
Bay window to front, log burner situated in traditional fireplace, built in storage to either side, corning to ceiling, picture rail, laminate flooring and radiator.

Dining Room

11'11" x 11'3" (3.64 x 3.43)
French doors to rear, wooden surround fireplace, picture rail, laminate flooring, radiator and open archway to:

Breakfast Kitchen

20'0" x 8'3" (6.10 x 2.53)
Window to side, French doors to garden, fitted wall and base units with contemporary wood effect, complimentary work surfaces, stainless steel single drainer and bowl sink unit, space for range style oven, with extractor hood above, built in slimline dishwasher, two drawer built in stainless steel Smeg fridge, partially tiled walls and vinyl flooring.

Utility

8'1" x 7'10" (2.47 x 2.40)
Window to rear, fitted wall and base units with complementary work surfaces, 1 1/2 bowl sink and drainer unit, space and plumbing for washing machine, drying cupboard with radiator, tiled flooring and feature curved door to:

Cloakroom (wc)

Window to side, WC and vinyl flooring.

First Floor Landing

Split over two levels, built in storage and staircase to second floor with spindle banister. Loft access.

Master Bedroom

13'5" x 12'7" (4.10 x 3.84)
Two windows to front, traditional fireplace with built in wardrobes into the eaves, carpeted flooring, coving to ceiling and radiator.

Bedroom 2

12'0" x 9'1" max (3.66 x 2.78 max)
Window to rear, traditional fireplace, built in cupboard, carpeted flooring and radiator.

Bedroom 3

10'9" x 7'10" (3.30 x 2.40)
Window to rear, carpeted flooring and radiator.

Bathroom

8'6" x 4'2" (2.60 x 1.28)
Window to side, WC, vanity unit housing wash hand basin, 3/4 bath with panelled side and shower over, partially tiled walls, vinyl flooring and heated towel rail.

Second Floor Landing

Velux window, built in cupboard, spindle banister and carpeted flooring.

Bedroom 4

13'7" x 12'7" (4.16 x 3.84)
Traditional dormer window to front, velux window to rear, traditional fireplace, carpeted flooring, storage to eaves and radiator.

Rear Garden

Laid mainly to lawn with patio area, fenced boundaries, garden shed, planted borders and rear pedestrian access.



Total area: approx. 124.9 sq. metres (1343.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

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