



63 New Road, Hornsea, HU18 1PH

£225,000



Our House are delighted to offer to the market this semi-detached, 5 bedroom property located on the sea front with sea views from three rooms!! For anyone looking for a seaside retreat or a family home then this property is not to be missed!

Briefly comprising; Kitchen/Diner, Lounge, Utility, WC, Bathroom, Three Double bedrooms (one with en-suite). Two Single bedrooms, rear paved garden with raised decking area and bricked garden to the front of the property, currently used as parking for multiple vehicles.

Viewing is a must! Call our house on 01964 532121 for more information!!

EPC- D  
Council Tax- B  
Tenure- Freehold

#### Front of Property

Bricked area currently used for off street parking. side access to the property

#### Entrance Hall

Entrance door, staircase to first floor with spindle banister, laminate flooring and radiator.

#### Kitchen Diner

11'5" x 10'5" (3.5 x 3.2)

Fitted wall and base units with work surfaces. 1/12 bowl sink, built in electric oven and hob. Vinyl flooring, radiator and extractor fan.

#### Utility

7'10" x 6'2" (2.4 x 1.9)

Patio door to rear side. space for fridge freezers and dryer. Space and plumb for washing machine. Tiled floors.

#### Cloakroom W.C

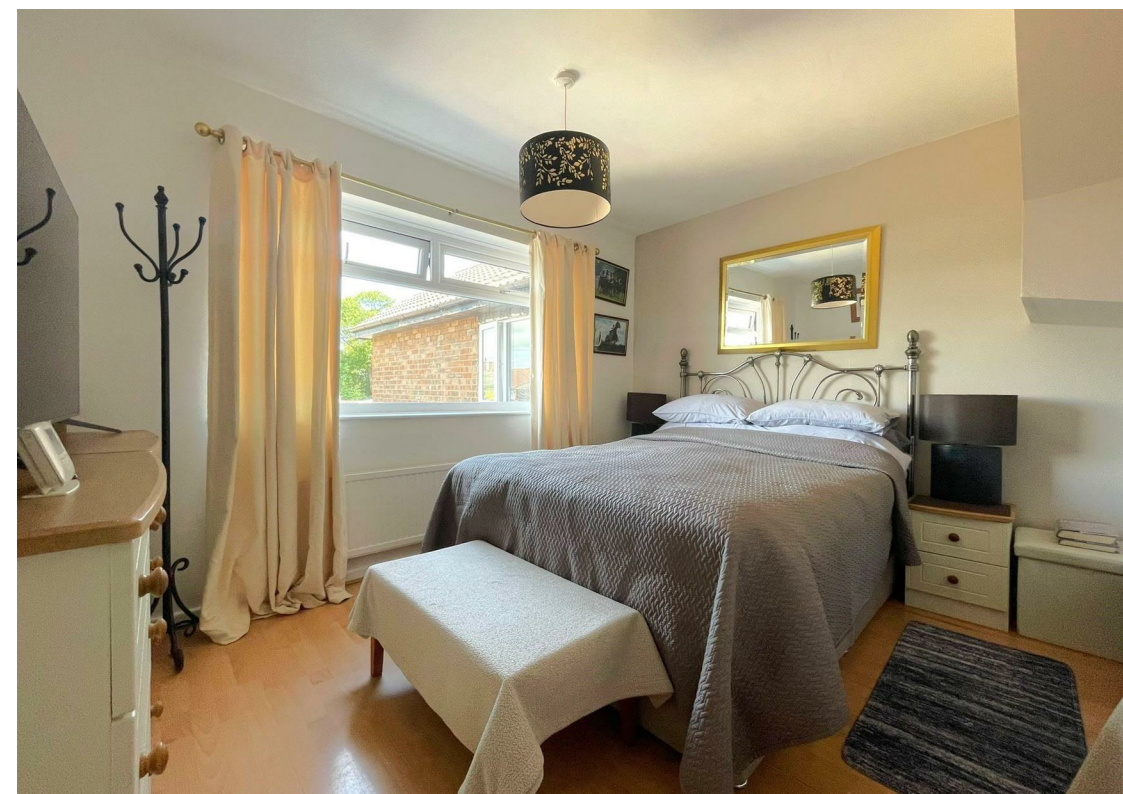
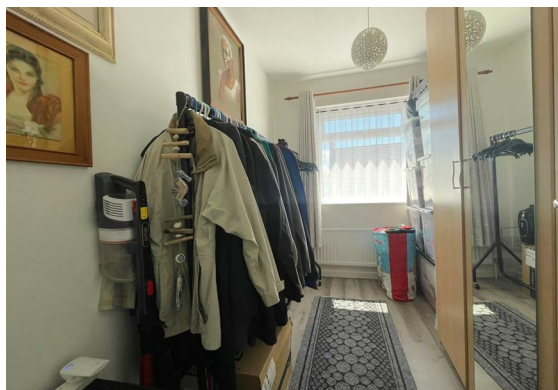
5'10" x 2'11" (1.8 x 0.9)

W.C and wash hand basin.

#### Lounge

18'0" x 12'5" (5.5 x 3.8)

Front aspect bay window with views of the sea front, open fire centred in feature brick wall. Wooden beams to the ceiling and laminate flooring.





**Bedroom 1**

10'2" x 11'5" (3.1 x 3.5)

Rear aspect window, radiator and laminate flooring

**Bedroom 2**

9'6" x 10'5" (2.9 x 3.2)

Front aspect window, fitted cupboard housing boiler, laminate flooring and radiator.

**Bedroom 3**

9'2" x 6'6" (2.8 x 2.0)

Front aspect window, laminate flooring and radiator.



**Shower Room**

**Second Floor Bedroom 4**

10'5" x 16'0" (including alcove) (3.2 x 4.9 (including alcove))

Two front aspect velux windows, radiator and electric radiator, laminate flooring.

**En Suite**

6'2" x 4'7" (1.9 x 1.4)

Panelled bath, W.c and wash hand basin, window to the rear and vinyl flooring.



**Second Floor Bedroom 5**

6'10" x 8'10" (2.1 x 2.7)

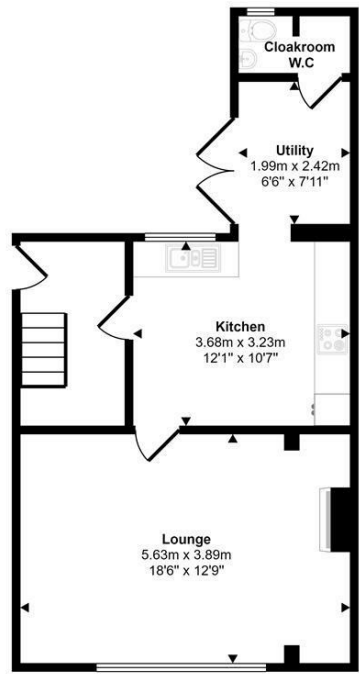
Rear aspect window, W.C, pedestal wash hand basin, step in shower, heated towel rail, partly tiled walls, laminate flooring.

**Rear Garden**

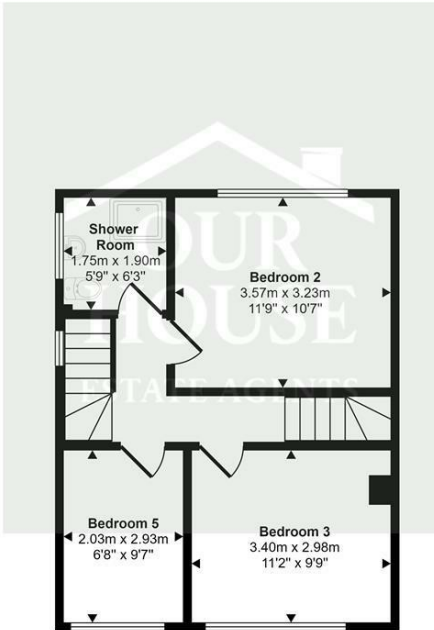
Fenced boundaries, mainly paved and gravelled with decking area and large shed.



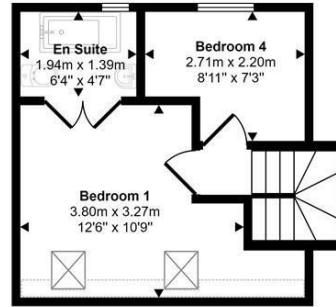
Approx Gross Internal Area  
112 sq m / 1206 sq ft



Ground Floor  
Approx 48 sq m / 515 sq ft



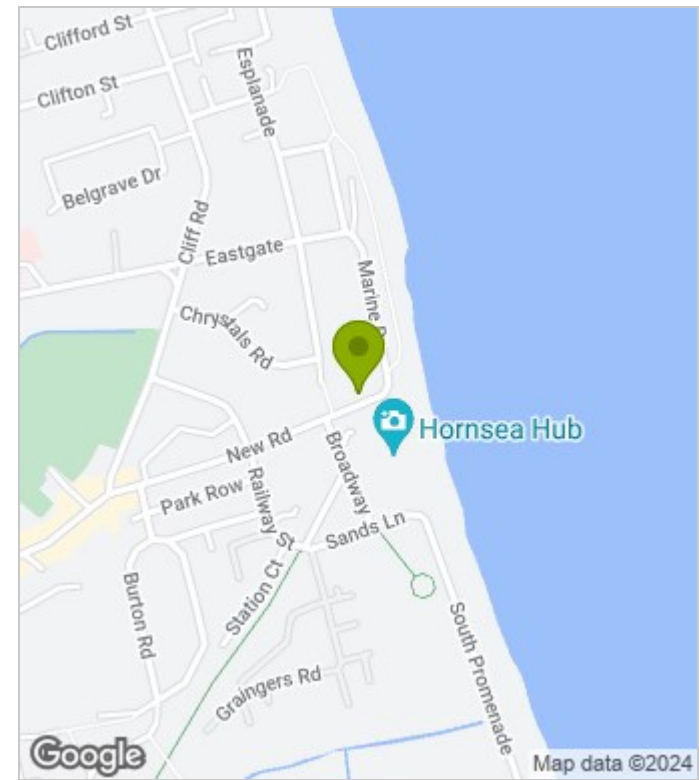
First Floor  
Approx 40 sq m / 431 sq ft



Second Floor  
Approx 24 sq m / 259 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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