



14 Clifford Street, Hornsea, HU18 1HZ
£212,000

A fantastic example of a traditional period property with both original and modern features. This spacious three bedroom home provides plenty of space throughout and is set in a popular location close to the beach and shops.

Upon entering the traditionally tiled porch and into the hallway you will find access to the lounge, dining room and breakfast room which then leads to the kitchen. Upstairs you will find three double bedrooms, family shower room and separate W.C. To the rear is an enclosed, private garden with lawn area and planted borders with a variety of shrubs and flowers. a raised vegetable area, patio and seating area.

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EPC - D
Tenure - Freehold
Council Tax - B

Front Garden/ Entrance Porch

Nicely kept with low brick wall, small ornamental tree and shrubs leading to a typical period property entrance hall with original tiles.

Entrance Hall

Staircase leading to first floor with spindle bannister. Under stairs cupboard, radiator and laminate flooring.

Lounge

13'10" x 12'4" (4.23 x 3.76)

Front aspect bay window with a wood surround fireplace and traditional inset slate hearth. Cornicing to the ceiling, picture rail and the ceiling rose give it a true period property feel with new laminate flooring and décor giving it a modern twist.

Dining Room

12'4" x 10'4" (3.76 x 3.16)

Stunning original fireplace with wood surround and traditional tiles, cornicing to the ceiling, picture rail and ceiling rose. French doors leading to the rear garden, laminate flooring and radiator.

Breakfast/sitting Room

12'3" x 9'6" (3.75 x 2.91)

Feature brick wall with recess and built in cupboards housing fireplace. Bay window to the side aspect, coving to ceiling, ceiling rose, laminate flooring and radiator.

Kitchen

15'8" x 9'8" (4.79 x 2.97)

The kitchen has been refitted just over a year ago, (at the time of marketing), to give a modern, spacious feel.

Rear and side aspect windows allow plenty of natural light. Fitted wall and base units provide ample storage with contemporary solid composite worktops, and 1&1/2 bowl sink.

There is a 13 amp electric cooker point and gas cooker point.

Space is plentiful in this kitchen with room for freestanding oven, tumble dryer, upright fridge freezer, washing machine and dishwasher with plumbing. There is an extractor fan, radiator and recently installed laminate flooring.

First floor landing

Carpeted, split level landing with loft access which is part boarded. dado rail and skylight.

Master Bedroom.

16'3" x 14'5" (4.96 x 4.41)

Front aspect bay window with plenty of natural light. Original feature fireplace, cornicing to ceiling, ceiling rose and wooden floor boards. built in cupboard and radiator.

Bedroom Two

12'5" x 9'1" (3.79 x 2.77)

Rear aspect window, built in cupboards and radiator. Carpeted.

Bedroom Three

18'9" x 9'6" (5.73 x 2.92)

Rear and side aspect windows, laminate flooring and radiator.

Shower Room

8'8" x 4'9" (2.66 x 1.47)

The shower room has also been refitted recently to provide a light, contemporary feel. Side aspect window, step in shower, wash hand basin unit with heated towel rail, partly tiled walls and new laminate flooring.

Separate W.C

Side aspect window. The W.C. has been recently refitted with new W.C, hand wash basin and laminate flooring.

Rear Garden

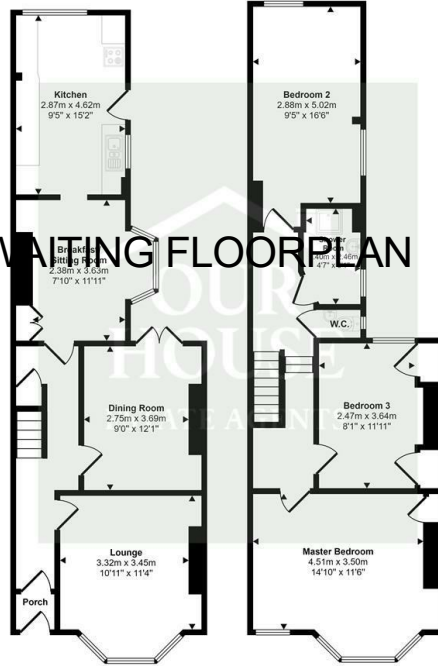
A real cottage feel garden with planted borders, lawn, raised vegetable bed and patio with seating areas.



Approx Gross Internal Area
124 sq m / 1333 sq ft



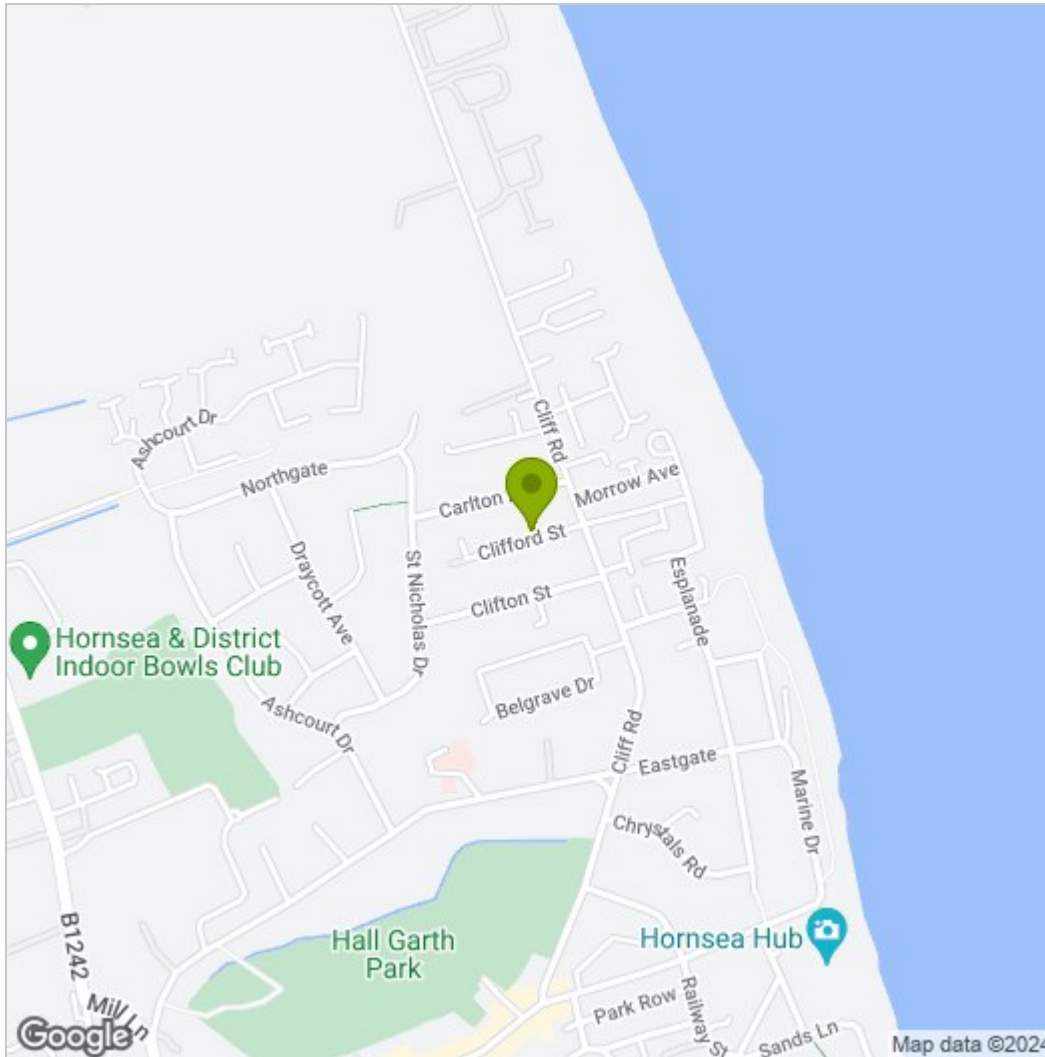
AWAITING FLOORPLAN



Ground Floor
Approx 62 sq m / 666 sq ft

First Floor
Approx 62 sq m / 667 sq ft

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)	A		82
(81-91)	B		
(69-80)	C	67	
(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	

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