



3 Hall Road, Hornsea, HU18 1LT

£264,500



**** KEY READY PROPERTY WITH LOVELY 'HOMELY' FEEL! ****

In a popular location, just off Cliff Road, close to the beach and only a short walk to the high street is this impressive detached property. This lovely home is very well presented throughout offering its new buyer the opportunity to purchase a property they can just move into! Having 3 bedrooms and with room to extend (subject to necessary planning consent) this house would suit couples and families alike.

The floorplan briefly comprises; entrance hall, cloakroom (wc), through lounge diner, kitchen, utility and sunroom. To the first floor, three bedrooms and family bathroom. Externally, lawned rear garden and garage and paved garden to front with side drive.

Call Our House to view,

EPC: D

Council Tax: B

Tenure: Freehold

Front Garden

Parking for multiple vehicles.

Entrance Hall

Entrance door leading to staircase to first floor with spindle banister, large cupboard with double doors, carpet and radiator.

Cloakroom (WC)

Wash hand basin, coving, w.c and radiator.

Lounge

11'10" x 11'8" (3.62 x 3.56)

Window to front, electric fireplace, coving to ceiling, carpet and radiator.

Dining Room

10'2" x 10'0" (3.1 x 3.05)

Arch through to living room, coving to ceiling, dado rail, carpet and radiator.

Breakfast Kitchen

13'5" x 11'4" (4.1 x 3.47)

Window to rear and doors to sunroom, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer and bowl sink, gas hob and built in electric oven, built in dishwasher, coving to ceiling, extractor fan, vinyl flooring and radiator.





Utility/ Sunroom

9'1" x 8'5" (2.79 x 2.58)

Base units with work surfaces, space for dryer and washing machine and tiled flooring.

Conservatory/ Sunroom

11'1" x 9'0" (3.38 x 2.75)

Windows to side and rear and French doors to rear. Tiled flooring and radiator.

First Floor Landing

Window to side and spindle banister.

Master Bedroom

13'5" x 9'11" (4.1 x 3.03)

Window to front, built in wardrobes, carpet and radiator.

Bedroom 2

10'9" x 8'4" (3.29 x 2.55)

Window to rear, storage to eaves, carpet and radiator.

Bedroom 3

9'3" x 8'5" (2.83 x 2.58)

Window to rear, carpet and radiator.

Bathroom

10'2" x 8'7" (3.12 x 2.63)

Window to front, wash hand basin, panelled bath with shower over, w.c, heated towel rail, airing cupboard, Karndean flooring and radiator.

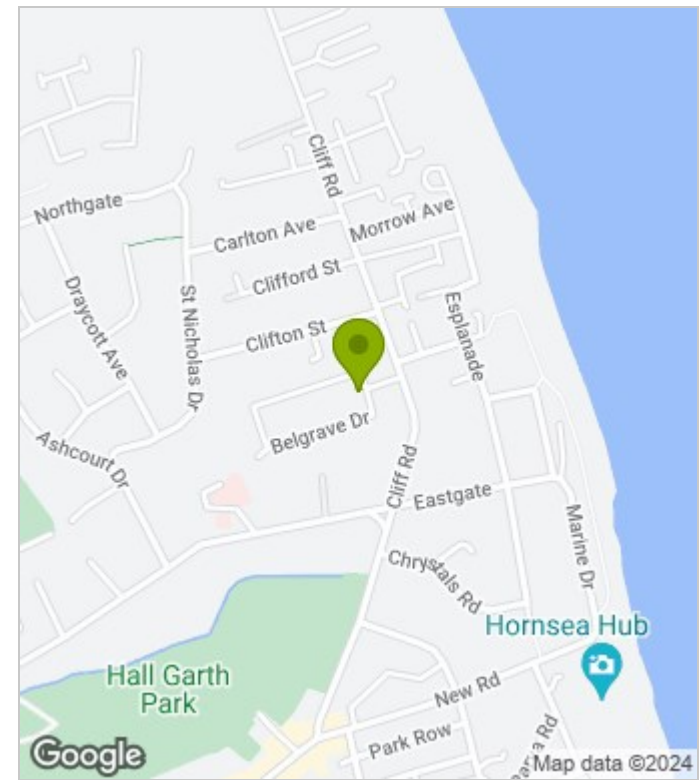
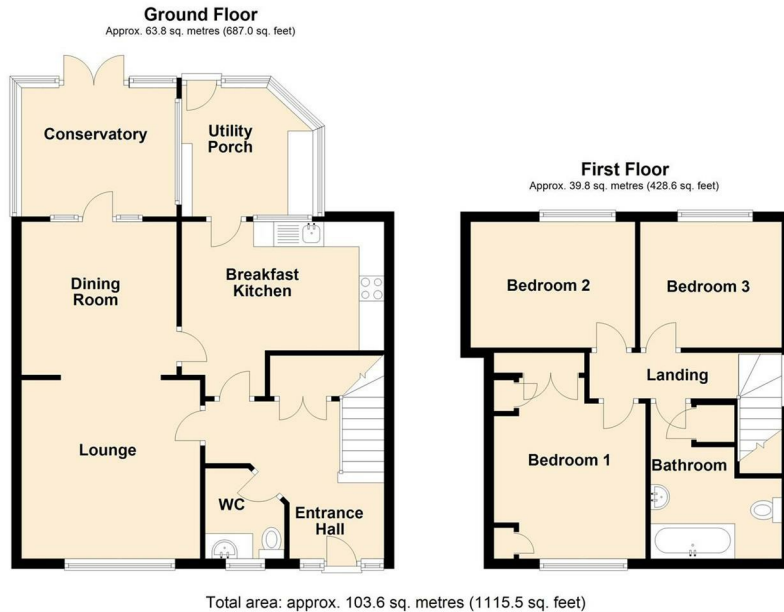
Rear Garden

Westerly facing garden, laid mainly to lawn with paved area, fenced boundaries and planted borders, two garden sheds and greenhouse.

Garage

Detached garage with up and over door with power and light points. Window to side and new roof.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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.

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