



Elm Tree Cottage 1 Westgate, Hornsea, HU18 1BN

£225.000





**\*\*NO CHAIN\*\***

Welcome to Elm Tree Cottage, a charming property located in the picturesque village of Westgate, Hornsea. This characterful cottage boasts 4 bedrooms, perfect for a growing family or those in need of extra space.

With 2 reception rooms, there's plenty of room to entertain guests or simply relax with your loved ones.

One of the unique features of this property is the ground floor bedroom and shower room, offering convenience and flexibility for those who prefer to avoid stairs or have guests staying over. The open plan layout adds a modern touch to this traditional cottage, creating a bright and airy living space that is perfect for everyday living.

Don't miss out on the opportunity to make this charming property your own in the heart of Hornsea.

EPC - C  
Council Tax - C  
Tenure - Freehold

**Entrance Porch**  
Front door, LVT flooring.

**Entrance Hall**  
Entrance door with window above, staircase to first floor, under stairs cupboard, radiator, spindle banister.

**Ground Floor Shower Room**  
6'2" x 5'6" (1.89 x 1.69)  
W.C, wash hand basin, part tiled walls, extractor fan, heated towel rail, step in shower.

**Lounge**  
21'1" x 8'11" (6.45 x 2.74)  
Window to front of property and two windows to the side, two radiators, carpeted, feature beam.







### Dining Room

16'11" x 11'4" (5.16 x 3.47)

Window to front of property and two Velux windows, LVT flooring, feature exposed beams, exposed brick wall, radiator.

### Kitchen

20'2" x 9'10" (6.17 x 3.01)

Two Velux windows to rear of property, one and a half bowl stainless sink and single drainer, gas hob and built in electric oven, space for washer dryer, part tiled walls, extractor fan, breakfast bar, Vinyl flooring, built in fridge/freezer and dishwasher.

### Store Cupboard

10'11" x 6'2" (3.34 x 1.89)

Window to front of property and Velux window to rear, built in storage, LVT flooring.

### First Floor Landing

Loft Access, carpeted.

### Master Bedroom (1st Floor)

11'11" x 10'5" (3.65 x 3.2)

Windows to front and side of property, radiator, carpeted, open cupboard area.

### Bedroom 2 (Ground Floor)

12'0" x 10'6" (3.67 x 3.21)

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

### Bedroom 3 (1st Floor)

12'0" x 8'9" (3.67 x 2.68)

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

### Bedroom 4 (1st Floor)

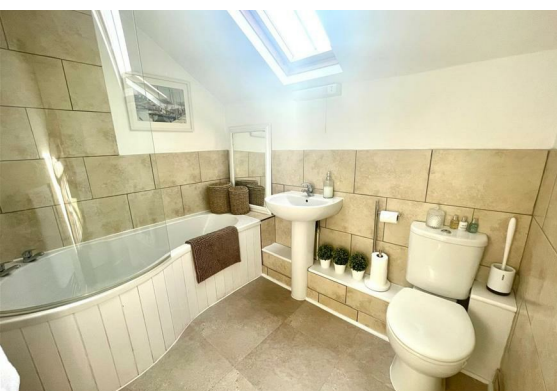
11'10" x 9'0" (3.62 x 2.75)

Window to side of property, radiator, carpeted.

### Bathroom (1st Floor)

8'7" x 6'4" (2.63 x 1.94)

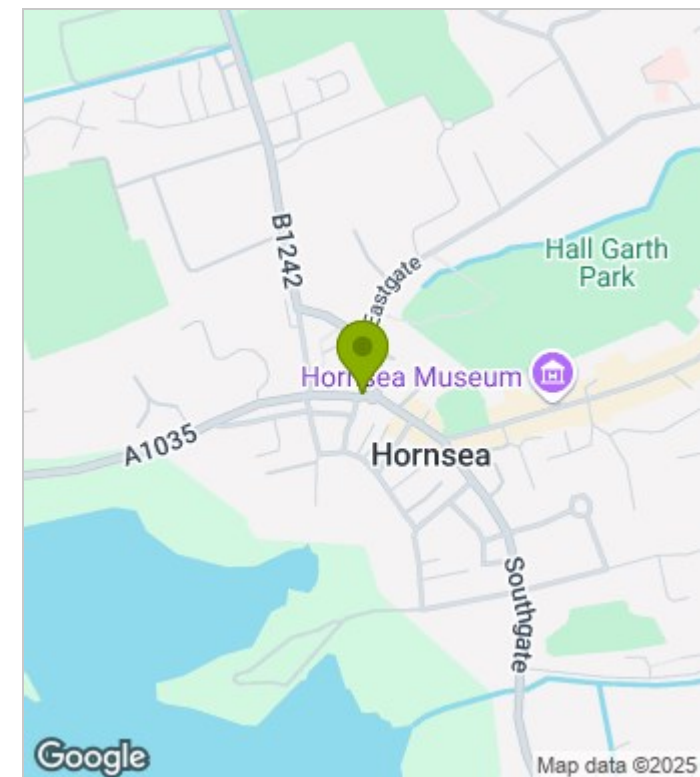
Velux window to side of property, W.C, pedestal wash hand basin, panelled bath with shower over, heated towel rail, tiled floor, part tiled walls, extractor fan.







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>                            |                         |           |
| (69-80) <b>C</b>                            | <b>70</b>               | <b>80</b> |
| (55-68) <b>D</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.

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## Our House Estate Agents

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