



Craigneuk Hull Road, Hornsea, HU18 1RW

£315.000



Enjoying an elevated position, overlooking Hornsea Mere and surrounding grassland is this fabulous semi detached property in a highly desirable location. Rarely available, the property boasts 3/4 bedrooms and 3/4 reception rooms and is in need of a bit of general modernisation but really must be viewed to appreciate the size of the accommodation on offer.

The property is approached via a private driveway which leads to integral garage.

Internally there is a welcoming entrance porch, hallway with stairs to first floor, through lounge/diner, front living room, rear sun room, kitchen with pantry and ground floor W.C. completing the ground floor.

To the first floor are three bedrooms and a first floor living room with dual aspect windows and views of the Mere. The agent feels this room could be remodelled to provide a fabulous master suite subject to the necessary approvals. To the first floor is also a shower room.

Externally are fully enclosed, mature gardens with trees, shrubs and flowers along with brick built outbuildings, sheds and a green house.

EPC - D

Council Tax - C

Tenure - Freehold

Front Garden

Driveway with parking.

Entrance Porch

Tiled flooring, Entrance door

Entrance Hall

Entrance door, Window to front of property, Staircase to first floor, Under stairs cupboard, Radiator, Banister, Wooden flooring, Coving.

Cloakroom WC

Window to rear of property, WC, Wash hand basin, Part tiled walls, Tiled flooring

Through Lounge Diner

19'5" x 10'3" (5.94 x 3.13)

Window to rear of property, Fireplace with gas fire, Coving to ceiling, 2 x radiator, Sliding doors to front room, Built in furniture, Part beamed ceiling, Carpet

Front Room

13'5" x 10'8" (4.09 x 3.26)

Window to front of property, Fireplace with electric fire, Coving to ceiling, Radiator





Kitchen

12'6" x 9'7" (3.82 x 2.94)

Window to side of property, Fitted wall and base units, Work surfaces, Single drainer with composite bowl sink, Electric cooker point, Space for range style oven, Part tiled walls, Wooden beam features to ceiling, Heater (wall mounted), Parquet and tiled flooring. Pantry cupboard with window to rear and built in cupboard. Extra cupboard housing boiler (3 years old).

Sunroom

16'4" x 6'7" (5 x 2.02)

Window to side and rear of property, Doors into garden, Tiled and parquet flooring, Wall mounted heater, Part beamed ceiling.

1st Floor Sitting Room

20'9" x 14'8" (6.33 x 4.49)

Window to front and rear of property, Fireplace with electric fire, Beamed ceiling, Built in wardrobes/cupboards



First First Landing

Window to side of property, Cupboard, Banister

Master Bedroom

13'4" x 9'8" (4.08 x 2.96)

Window to front of property, Built in wardrobes, Coving to ceiling, Radiator

Bedroom 2

12'8" x 9'9" (3.87 x 2.98)

Window to rear of property, Built in wardrobes and dressing table, Radiator, Built in airing cupboard

Bedroom 3/Office

9'4" x 6'5" (2.87 x 1.97)

Circular window to front of property, Built in cupboard, Radiator. Doors into 1st floor sitting room.



Shower Room

6'10" x 6'4" (2.09 x 1.95)

Window to rear of property, WC, Wash hand basin with storage under, Step in shower, Part tiled walls, Storage cupboards, Coving.

Rear Garden

Laid mainly to lawn, Paved areas, Garden shed, Hedge boundaries, Planted borders, Greenhouse, Courtyard area at rear of property, Summer House, Aviary, Inner passage to front of property, Mature shrubs and trees.



Garage

Integral, Up & Over door, Light points, Power points, Wide garage with storage, Windows to side of property, Opens to garden at rear.

Workshop

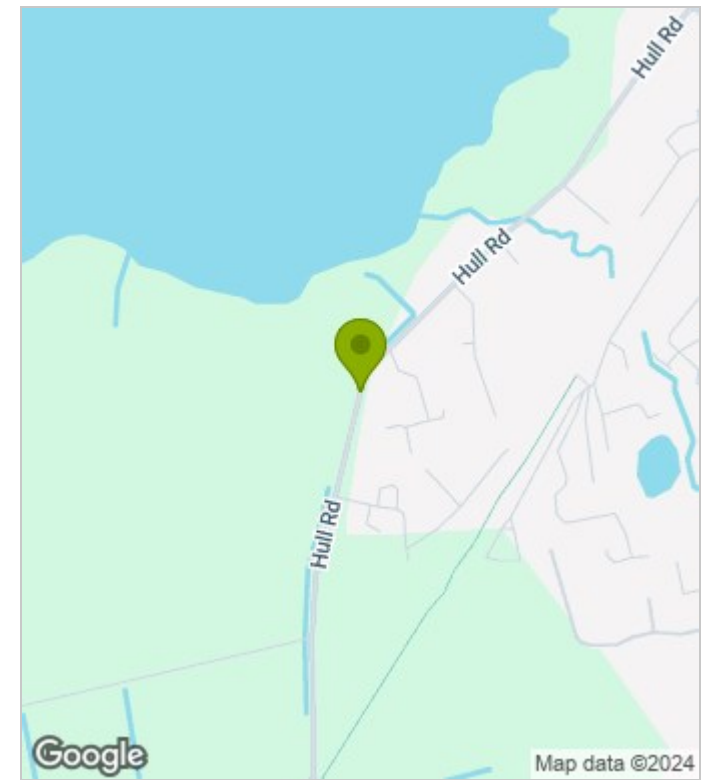
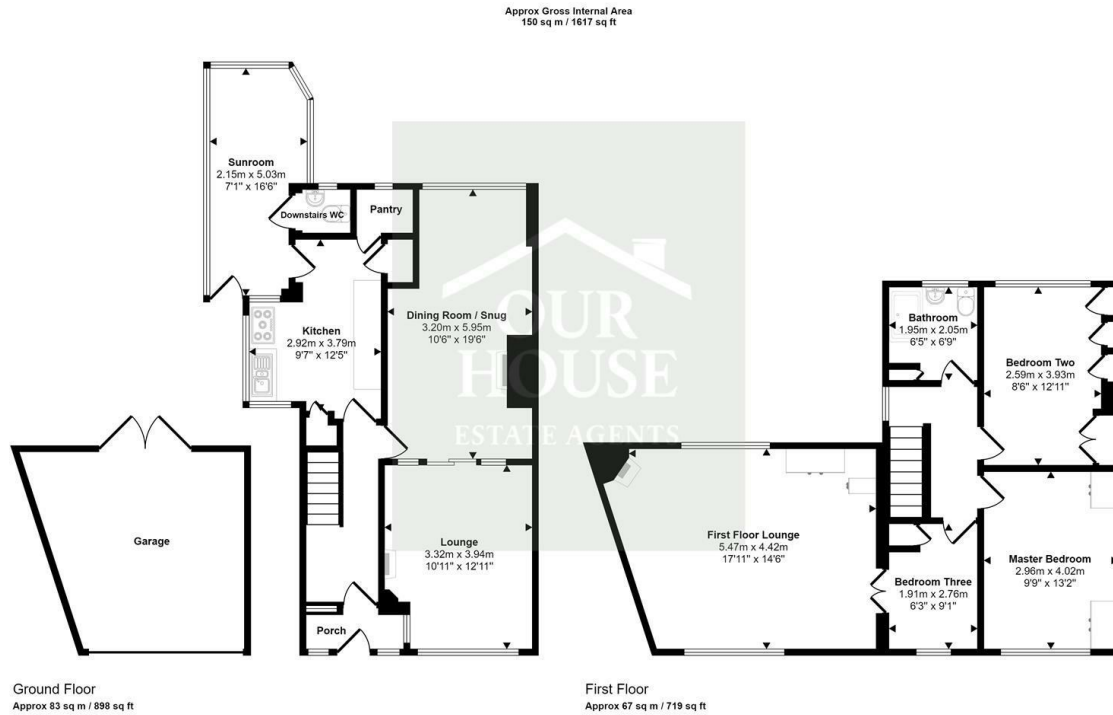
10'6" x 5'11" (3.21 x 1.81)

Brick built, Power points

Shed x 2

Brick built





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(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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