



2 Burton Road, Hornsea, HU18 1QY

£289.950



*** MUST BE VIEWED!!! ***

If you are looking for a centrally located, substantial family home then look no further because we have exactly that to offer you! This property offers 2500+ square feet of living accommodation spread over three floors, to the ground floor there is an entrance porch and a very grand entrance hall, 3 large reception rooms and kitchen with utility/pantry space off, floor 1 houses 3 of the 5 bedrooms, family bathroom and a further bathroom with separate W.C, to the 2nd floor you will find the remaining bedrooms. Storage is not a problem in this property with cupboards and built in storage galore inside and two brick built outhouses in the garden. The final offering of this property is the enclosed garden to the rear and a garage accessed via a 10ft.

This really is a whole lot of house for the price and we expect the interest to be high!

EPC - C
Council Tax - A
Tenure - Freehold

Entrance Porch

Tiled flooring, entrance door.

Entrance Hall

Entrance door, staircase to first floor, under stairs cupboard, radiator, spindle banister, corning, carpet, large cupboard.

Lounge

16'5" x 16'2" (5.02 x 4.95)

Bay window to front of property, corning to ceiling, ceiling rose, radiator, carpeted.

Rear Sitting Room

12'2" x 12'1" (3.72 x 3.7)

French doors to garden, corning to ceiling, ceiling rose, radiator, carpeted.

Kitchen

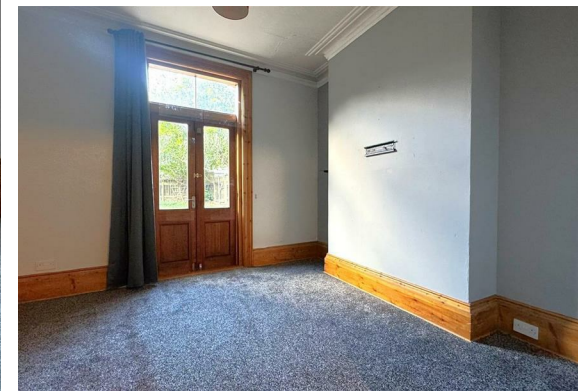
11'6" x 7'11" (3.53 x 2.42)

Window to side of property, fitted wall and base units, work surfaces, ceramic one and half bowl sink with single drainer, electric cooker point, tiled walls, laminate flooring, space and plumbing for washing machine and dishwasher, door to garden.

Utility/Pantry

5'4" x 4'11" (1.63 x 1.52)

Window to side of property, laminate flooring, shelving.





Dining Room
13'10" x 12'3" (4.22 x 3.74)

Window to rear of property, laminate flooring, built in cupboards, radiator.

First Floor Landing

Split level landing, roof light, staircase to second floor, under stairs cupboard, carpet.

Second Floor Landing

Radiator, spindle banister, carpet.

Master Bedroom

14'11" x 13'8" (4.55 x 4.19)

Window to front of property, cornicing to ceiling, ceiling rose, radiator, carpeted.



Bathroom

12'2" x 10'8" (3.73 x 3.26)

Window to rear of property, W.C, vanity hand wash basin with storage, panelled bath, step in shower, part tiled walls, radiator, laminate flooring.

Bedroom 2

12'1" x 11'1" (3.70 x 3.40)

Window to rear of property, built in cupboard, radiator, carpeted.

Bedroom 3

13'8" x 8'2" (4.19 x 2.5)

Window to front of property, radiator, laminate flooring.



Bedroom 4

23'4" x 16'5" (7.12 x 5.02)

Dormer window to front of property, fireplace, radiator, laminate flooring.

Bedroom 5

22'7" x 9'1" (6.89 x 2.78)

Two Velux windows to the rear of the property, built in cupboard, radiator, laminate flooring, eaves storage, loft access.

Bathroom

7'11" x 7'4" (2.43 x 2.26)

Window to rear of property, pedestal hand wash basin, panelled bath, tiled flooring, part tiled walls, radiator, airing cupboard.

Separate W.C.

Stained glass window to side of property, W.C, radiator, tiled flooring.

Rear Garden

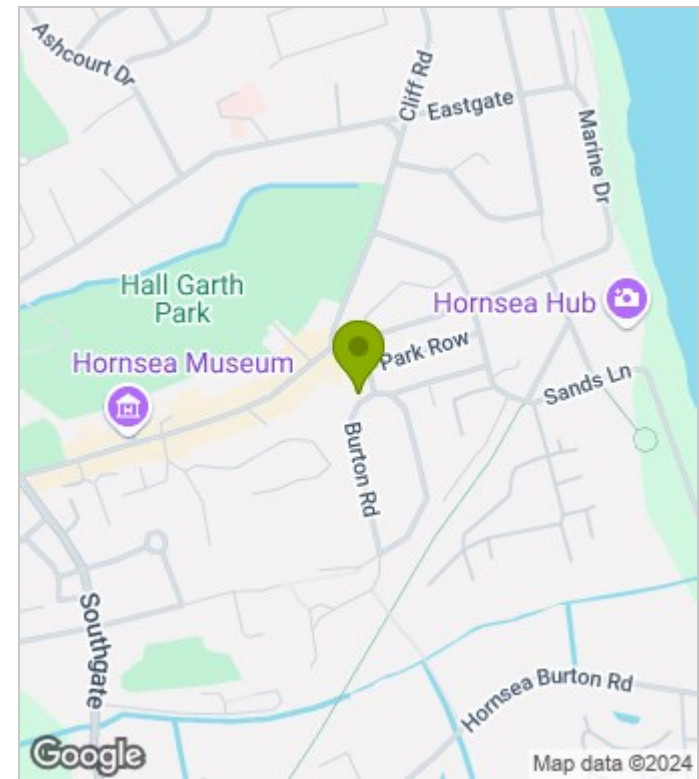
Mainly laid to lawn, paved area, fenced boundaries, mature trees, two brick built out buildings.

Garage

Detached, accessed via 10ft to rear of property.



FLOORPLAN GOES HERE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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