



## 6a Suffolk Terrace, Hornsea, HU18 1BT

**£169,950**

**\*\* GORGEOUS PERIOD PROPERTY \*\***

Our House Estate Agents are delighted to give you the opportunity to purchase this lovely maisonette housed within this stunning period property.

The home occupies the ground floor of the property and includes entrance hall, lounge, kitchen, utility cupboard, master bedroom and shower room, within the rear hall there is a staircase to the first floor where you will find a further bedroom.

The property benefits from modern kitchen and shower room and this marries perfectly with the high ceilings and period features! There is a beautiful enclosed garden to the front that is accessible via the French doors in the lounge and to the rear there is a brick built shed and private parking for 1 car.

EPC - D

Council Tax - A

Tenure - Leasehold

### Front Garden

Mainly laid to lawn.

### Entrance Hall

Cupboard, radiator, laminate flooring, under stairs cupboard.

### Lounge

16'8" x 17'8" (5.09 x 5.39)

Doors to front garden in bay, fireplace with tiled back and hearth, cornicing to ceiling, ceiling rose, picture rail, two radiators, carpeted.

### Rear Hall

Staircase to first floor, door to rear of property, laminate flooring, radiator.

### Kitchen

11'9" x 7'9" (3.59 x 2.38)

Window to side of property, fitted wall and base units, work surfaces, ceramic bowl sink and drainer, built in electric oven and gas hob, part tiled walls, extractor fan, breakfast bar, space and plumbing for dishwasher, laminate flooring, coving to ceiling.

### Utility Cupboard

3'6" x 2'10" (1.09 x 0.88)

Window to side of property, space for dryer, space and plumbing for washing machine.

### Ground Floor Master Bedroom

15'1" x 13'7" (4.61 x 4.16)

Window to rear of property, cornicing to ceiling, picture rail, radiator, carpeted.

### Bedrooms 2 (First Floor)

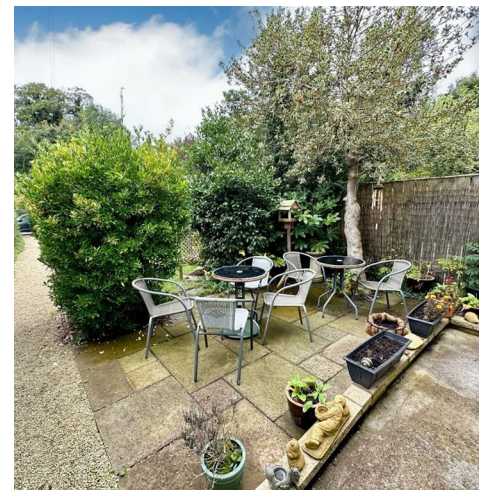
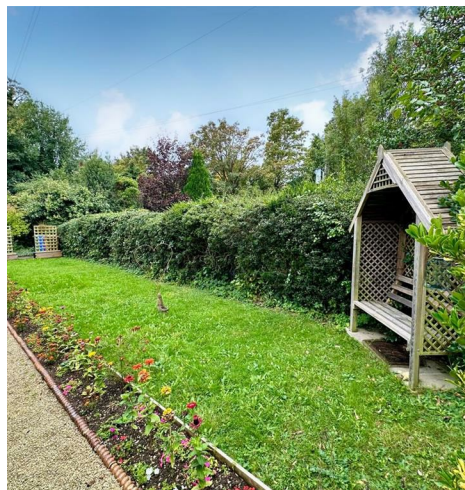
12'9" x 7'3" (3.91 x 2.23)

Window to rear of property, coving to ceiling, radiator, carpeted.

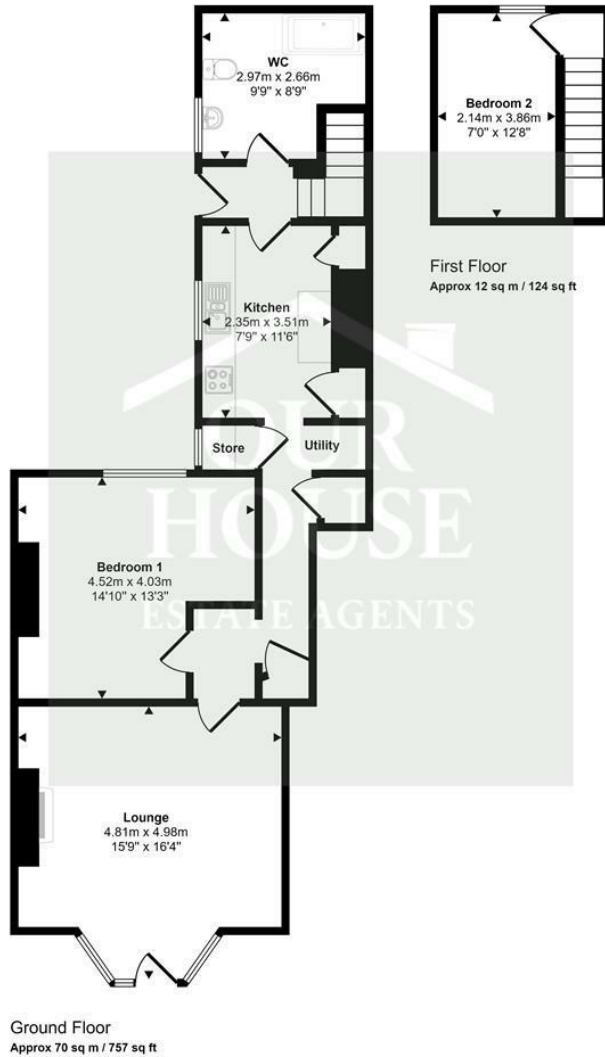
### Shower Room (Ground Floor)

11'5" x 8'8" (3.5 x 2.66)

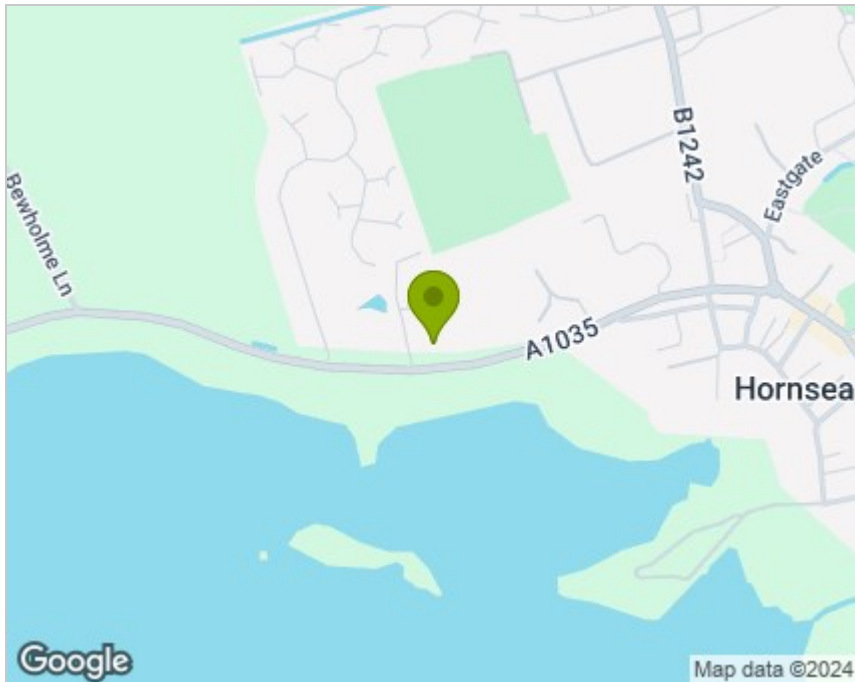
Window to side of property, W.C and hand wash basin in vanity unit with storage, step in shower, heated towel rail, tiled flooring, tiled walls, extractor fan.



Approx Gross Internal Area  
82 sq m / 881 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>	65	74
	EU Directive 2002/91/EC	

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