

2 Westgate, Hornsea, HU18 1BN

£240,000

This is a fantastic opportunity to purchase a four bedroomed, period property that has recently undergone a program of modernisation making it key ready for the discerning buyer.

Located a stones throw from the town centre and boasting large open plan living to the ground floor with through lounge/diner, breakfast kitchen, utility and w/c. To the first floor are three bedrooms and family bathroom with a further bedroom to the second floor complete with en-suite w/c.

Externally the property has an small fore-garden and immaculate rear garden, Gated parking area.

Call Our House to view now, on 01964 532121,

EPC: Awaited

Council Tax: A

Tenure: Freehold

Entrance Hall

Composite entrance door, leading to staircase to first floor with spindle banister, laminate flooring and radiator.

Through Lounge/Diner

26'5" x 13'3" (8.07 x 4.04)

Bay window to front, two fireplaces with tiled hearth, under stairs cupboard, curved feature wall and radiators.

Breakfast Kitchen

15'10" x 9'5" (4.84 x 2.89)

Velux window to rear, and french doors to garden. Open to through lounge diner, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer and bowl sink. Built in electric oven and hob, integrated dishwasher and built in fridge and freezer, extractor fan, part tiled walls, laminate flooring and radiators.

Utility

5'10" x 4'7" (1.78 x 1.42)

Window to rear, base units with work surfaces, stainless steel single drainer and bowl sink, space for tumble dryer, and space for washing machine but no plumb. Boiler, and laminate flooring.

W.C.

Window to rear, pedestal wash hand basin, w.c and radiator.

First Floor Landing

Split level landing, with staircase to second floor and spindle banister.

Bedroom Two

15'1" x 11'11" (4.62 x 3.65)

Windows to front, fireplace, coving to ceiling, carpet and radiators.

Bedroom Three

12'0" x 10'2" (3.66 x 3.11)

Window to rear, original fireplace, coving to ceiling, carpet and radiator.

Bedroom Four

8'4" x 7'3" (2.56 x 2.23)

Window to rear, coving to ceiling, loft access, carpet and radiator.

Bathroom

8'1" x 5'2" (2.47 x 1.58)

Window to side, pedestal wash hand basin, panelled bath with shower over, heated towel rail, extractor fan, part tiled walls and vinyl flooring.

Second Floor

Master Bedroom

14'7" x 13'11" (4.47 x 4.26)

Staircase into bedroom window to front and velux, storage to eves.

En-Suite W.C.

Velux window to rear, pedestal wash hand basin with tiled splash back, heated towel rail and vinyl flooring.


Garden

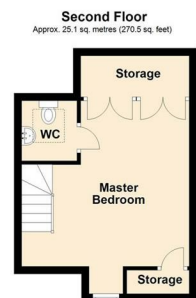
Laid mainly to lawn, with gravelled and paved area, cobble boundary wall and brick boundaries.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		



Total area: approx. 128.7 sq. metres (1385.7 sq. feet)



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.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk