



20 Rawson Way, Hornsea, HU18 1DH

£299.950

 4  2  1  C

Our House are delighted to offer to the market this stunning 4 bedroomed detached property , with well presented and versatile accommodation across two floors it is ideal for family life.

The property is located in the seaside town of Hornsea in a well sought after area with all amenities, schools and transport close by.

This property briefly comprises; Lounge, Dining Room, Kitchen, Utility, Downstairs WC, Four double bedrooms (One with en-suite), Family bathroom, Garage and Rear garden.

This property is sure to be a popular one, so book a viewing today to avoid any disappointment 01964 532121.

EPC - C
Council Tax-D
Tenure-Freehold

Front Garden
Driveway, Parking for 2 Vehicles

Entrance Hall
Staircase to first floor, Radiator, LVT flooring

Cloakroom WC
WC, Wash hand basin, Part tiled splash back, Radiator

Lounge
19'3" x 10'3" (5.87 x 3.14)
Square bay window to front of property, Coving to ceiling, Radiator, Carpet

Dining Room
9'8" x 9'0" (2.95 x 2.76)
French doors to garden, Coving to ceiling, LVT flooring, Open square arch.

Kitchen
16'8" x 9'1" (5.1 x 2.78)
Window to rear of property, Door to garden, Fitted wall and base units, Work surfaces, Single drainer 1 1/2 bowl sink, Gas hob, Built in electric double oven, Part tiled walls, Extractor fan, Radiator, Open arch to dining room, Fitted dishwasher and integrated fridge, LVT flooring, Archway into utility.





Utility

6'2" x 4'1" (1.9 x 1.25)

Window to side of property, Work surfaces, Space for dryer, Space for washing machine, Part tiled walls, Large built in pantry cupboard, LVT flooring.

First Floor Landing

Cupboard, Radiator, Spindle banister, Loft access.

Master Bedroom

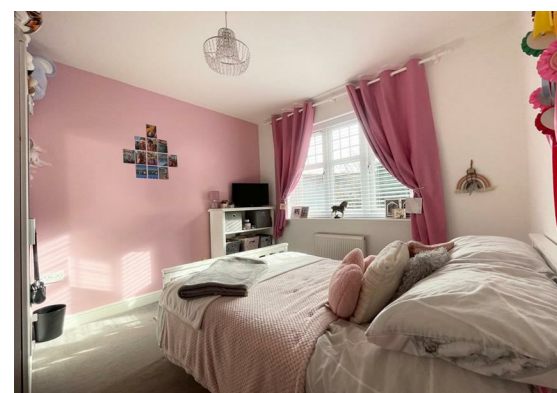
15'7" x 10'2" (4.77 x 3.12)

Window to front of property, Radiator, Carpet.

Master En-Suite

6'6" x 5'6" (2 x 1.7)

Window to front of property, WC, Pedestal wash hand basin, Step in shower, Heated towel rail, Part tiled walls, Extractor fan, Vinyl flooring, Part shower board.



Bedroom 2

13'9" x 8'9" (4.2 x 2.68)

Window to front of property, Radiator, Carpets.

Bedroom 3

10'3" x 10'2" (3.13 x 3.12)

Window to rear of property, Radiator, Carpets

Bedroom 4

11'4" x 8'9" (3.46 x 2.67)

Window to rear of property, Radiator, Carpets.



Family Bathroom

6'8" x 6'6" (2.04 x 2)

Window to rear of property, WC, Pedestal wash hand basin, Panelled bath with over shower, Heated towel rail, Part tiled walls, Extractor fan, Vinyl flooring.

Rear Garden

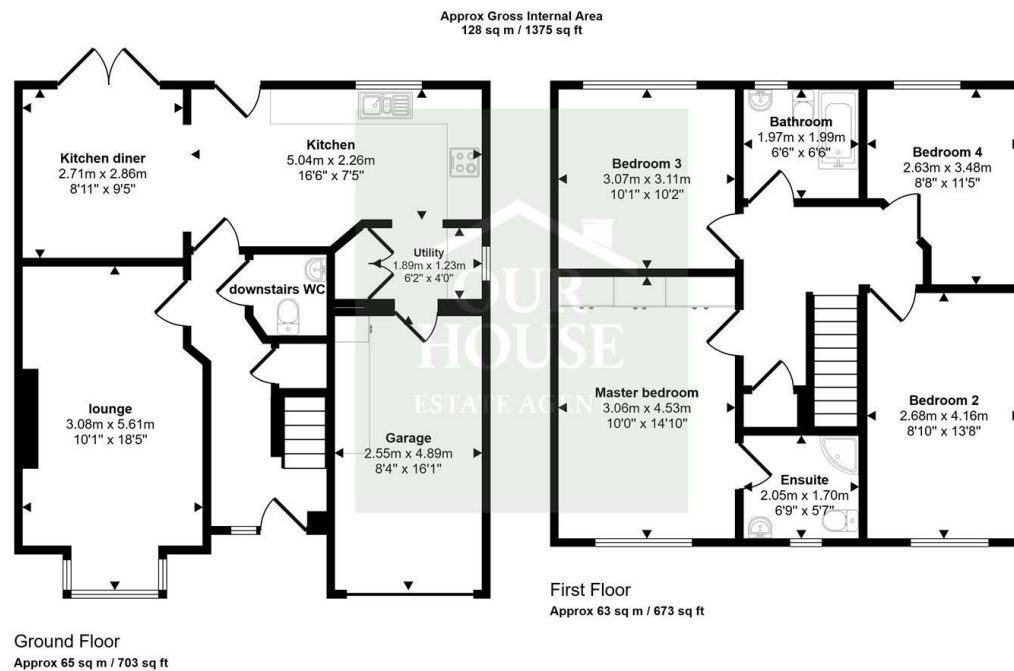
Laid mainly to lawn, Part gravelled, Fenced boundaries, Hedge boundaries, Raised decked area, Wendy house.



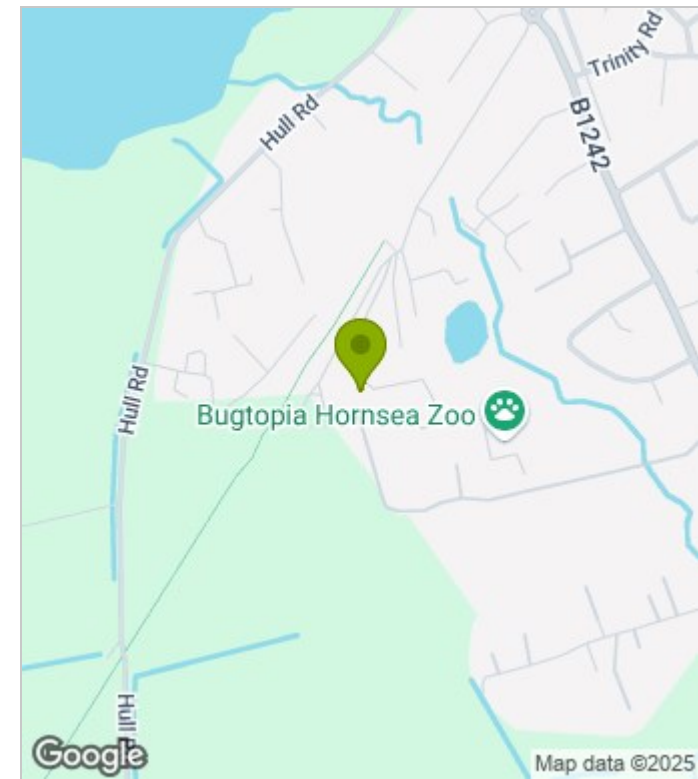
Garage

15'8" x 8'2" (4.78 x 2.51)

Integral garage, Up & Over door, Light points, Power points, Built in units and work tops, Space for tumble dryer.



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) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(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.

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.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

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