



Lounge/ Dining Room



Kitchen



Bedroom 1

## 12 Southgate, Hornsea, HU18 1AQ

### £153,950

**\*\*CENTRAL LOCATION WITH ALLOCATED OFF-STREET PARKING\*\***

Our House are delighted to offer to the market this stunning townhouse located close to the town centre of Hornsea, a short stroll away from everything the main town has to offer including restaurants, shops and more.

Perfect for family life the property briefly comprises of; Lounge/diner, kitchen, three bedrooms and family bathroom. There is a courtyard to the rear and allocated parking is also included.

Call now to book your viewing on 019645 532121

EPC- C  
Council Tax- B  
Tenure- Freehold

### Entrance Hall

Entrance door to front and staircase to first floor.

### Lounge/Dining Room

21'7" x 13'8" (6.58m x 4.17m)

Two windows one to the front and one to the rear, electric fire, television point, built in cupboard and two radiators.

### Kitchen

10'2" x 6'9" (3.12 x 2.06)

Window and door to the rear aspect, fitted wall and base units, work surfaces, single drainer sink, built in electric oven and hob, extractor hood above, space for washing machine, space for undercounter fridge or worktop can be partially removed to allow a tall fridge freezer and radiator.

### First Floor Landing

### Bedroom One

12'4" x 9'10" (3.76 x 3.00)

Window to front, carpeted flooring and radiator.

### Bedroom Two

9'0" x 9'10" (2.76 x 3.00)

Window to rear, built in cupboard, carpeted flooring and radiator.

### Bedroom Three

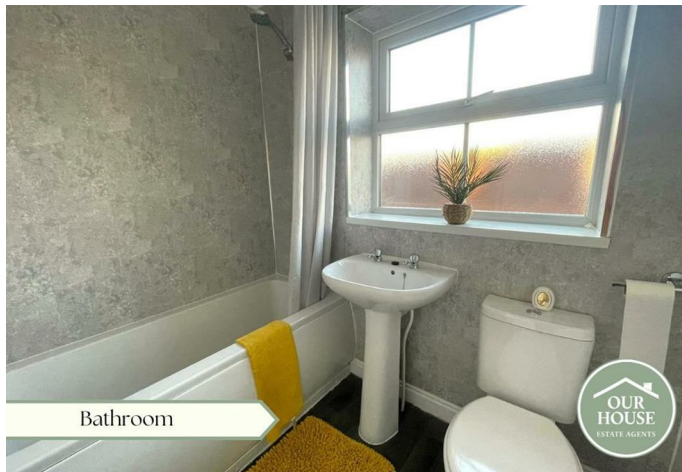
8'10" x 6'9" (2.71 x 2.08)

Window to front aspect, built in cabin bed, carpeted flooring and radiator.

### Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Window to rear, white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC. Radiator.





**Rear Garden**

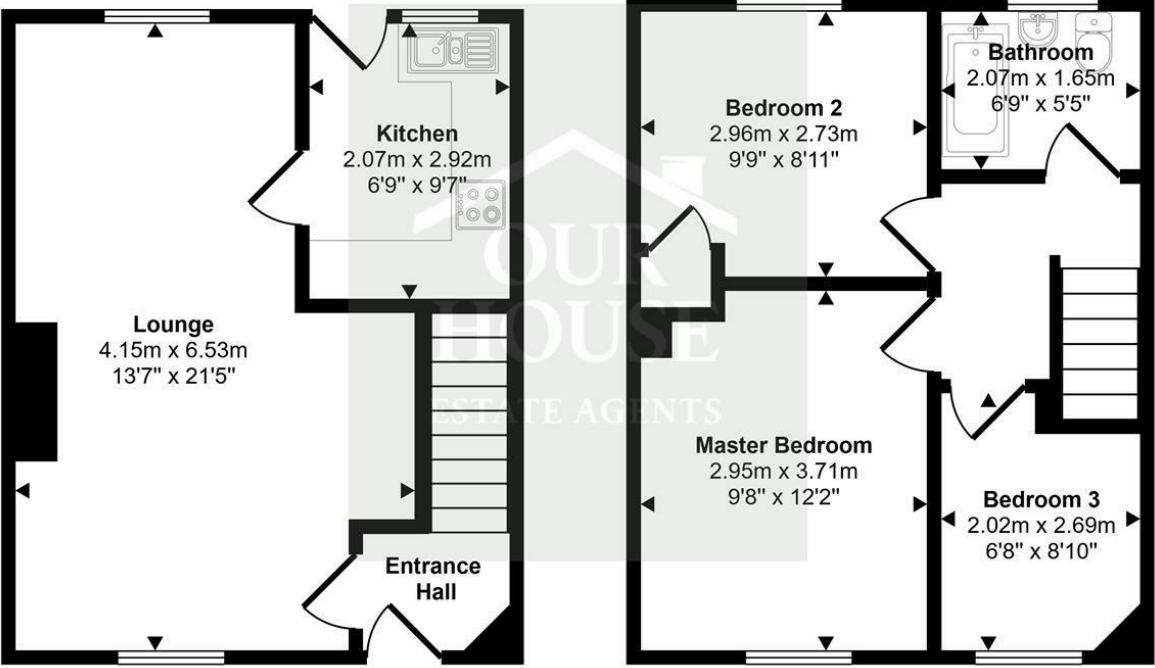
Laid to lawn with paved patio.

**Allocated Parking**

Accessed from King Street.



Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 33 sq m / 359 sq ft

First Floor  
Approx 34 sq m / 366 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) A		86
(81-91) B		
(69-80) C	72	
(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	

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