



26 Southgate, Hornsea, HU18 1RE
£225,000



Our House is delighted to offer to the market this quaint and well presented 3 bedroom detached property, it is one of a pair of architecturally distinctive former chapels which have been converted into individual homes and are located a short distance from Hornsea town centre and Hornsea Beach.

The detached accommodation created is both characterful and distinctive, with feature windows and a vaulted upstairs space with large king post roof truss exposed in the spacious open plan living and kitchen area.

The ground floor rooms include 3 double bedrooms, one having an en-suite and separate walk in wardrobe, plus a newly fitted bathroom.

Externally, the side driveway is shared with the other chapel and a small land area to the rear is suitable as a parking space.

This is ought to be a very popular property, please call today to book a viewing 01964 532121.

EPC- E
Council Tax- B
Tenure- Freehold

GROUND FLOOR :

Entrance Hall

A quarter-turn staircase that leads off to the first floor, radiator and brand new carpets.

Utility Room

Gas combination boiler, space and plumbing for washing machine.

Master Bedroom

9'4" x 13'3" (2.86 x 4.06)

Radiator, carpets





En-Suite

5'8" x 8'11" (1.73 x 2.74)

Fitted with a shower bath with plumbed shower unit and splash screen, pedestal wash-hand basin and low level WC. Radiator.

Separate Walk in Wardrobe

5'0" x 3'11" (1.54 x 1.21)

Brand new carpets.

Bedroom 2

12'5" x 8'4" (3.80 x 2.56)

Radiator, carpets

Bedroom 3

13'10" x 8'3" (4.24 x 2.54)

Radiator, carpets

Family Bathroom

6'3" x 4'11" (1.93 x 1.50)

Freestanding bath, WC, partly tiled walls, vanity wash hand basin, vinyl flooring.



FIRST FLOOR:

Lounge/Kitchen

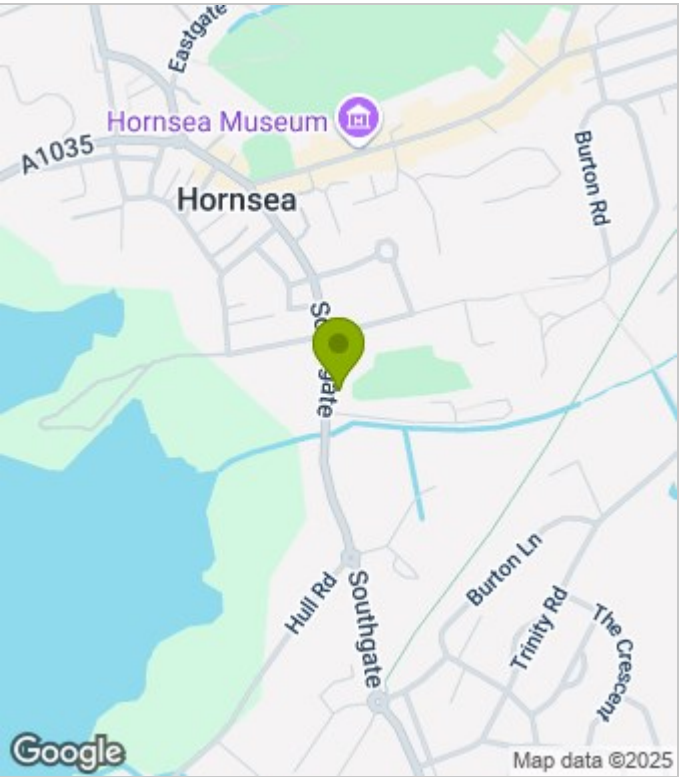
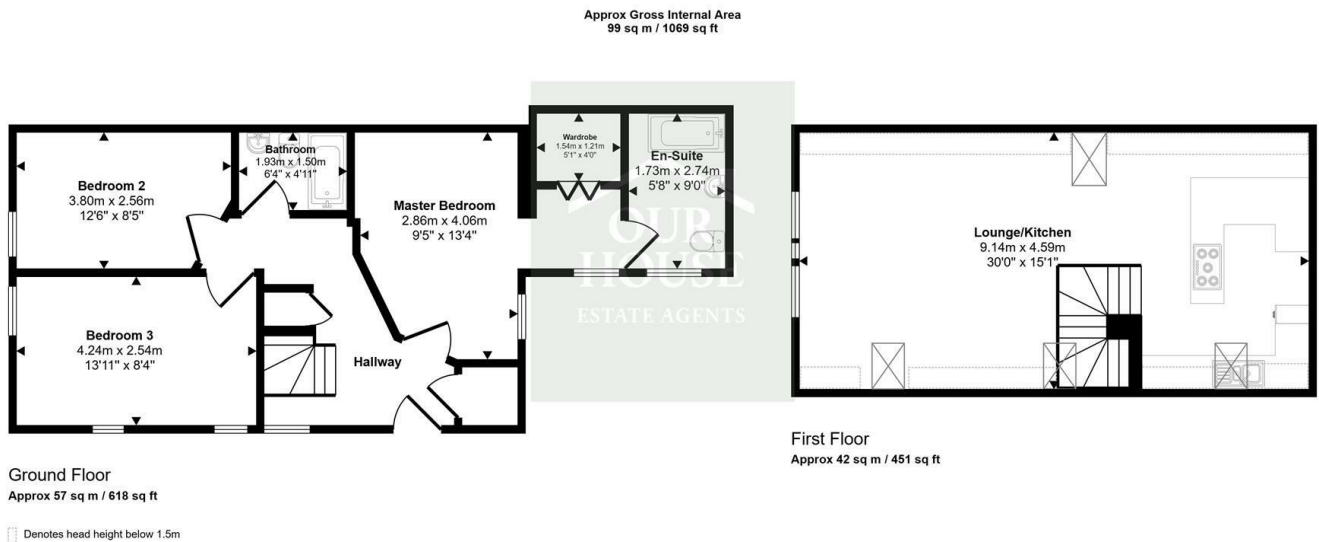
29'11" x 15'0" (9.14 x 4.59)

This open plan living space is a main feature of the property, set within the high roof void and including a substantial exposed roof truss and Velux roof windows, 3 x Radiators, brand new kitchen with breakfast bar and seating area, part tiled walls, american style fridge freezer, integrated dishwasher and bins, self cleaning electric oven, bowl sink with drainer and glass rinser.

Outside Space

The property has gravelled driveway space bounded by impressive gates and walling. This is shared with the next door house and is also an access into the town cemetery at the rear from dawn to dusk. A small area of land to the rear of the house is suitable for car parking.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	