



Rosslyn Back Southgate, Hornsea, HU18 1BA

£135.000



This two-bedroom cottage with additional loft space offers a fantastic opportunity for buyers looking to take on a full renovation project. Located just a short walk from the town centre, the property is ideally situated for access to local shops, amenities, and transport links.

The accommodation comprises two bedrooms, a loft space, and a basic kitchen area with sink. The property requires comprehensive refurbishment throughout, making it a perfect blank canvas for those wishing to create a home to their own specification.

Externally, there is a small courtyard garden to the rear and a large shed offering useful storage space. Offered with no onward chain, this is an ideal investment or project for those with the vision to unlock the property's potential.

EPC: E
Council Tax: A
Tenure: Freehold

Entrance Hall

Lounge

12'4" x 11'5" (3.78 x 3.48)

Includes a front and side facing window, Gas fireplace, Radiator, Open beamed ceiling and under stairs cupboard.

Kitchen

12'1" x 9'10" (3.7 x 3.02)

Includes side and rear windows, Base units, Single drainer stainless bowl sink, Gas cooker, Radiator, Vinyl floor, Built in wardrobes and pantry with windows to the side.

First Floor Landing

First floor landing with loft access





Master Bedroom

12'5" x 11'3" (3.8 x 3.43)

Featuring a front facing window, Built in cupboard, Radiator and a cupboard with the hot water tank in.

Bedroom 2

10'0" x 7'0" (3.06 x 2.14)

This bedroom has a window facing the side of the property and a radiator.

Loft Space

8'9" x 8'4" (2.68 x 2.55)

This is a boarded out loft space which features a velux window facing the rear of the property and eves storage.



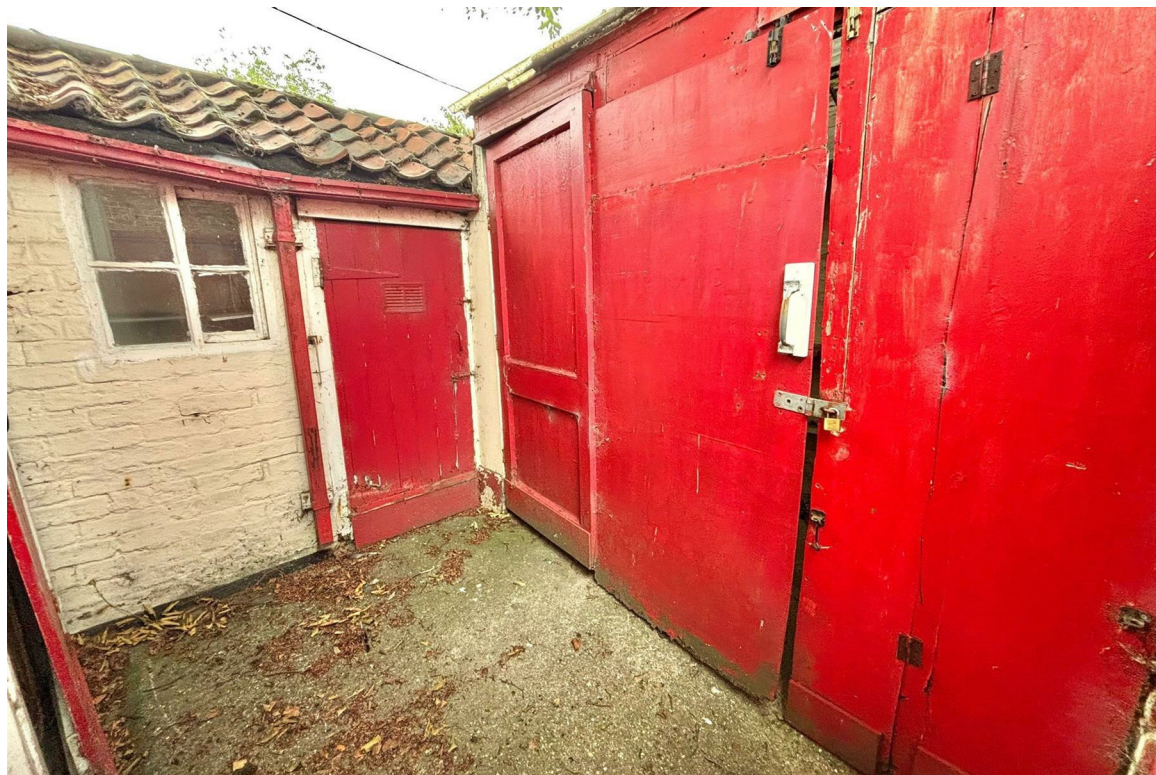
Bathroom

6'11" x 5'9" (2.13 x 1.76)

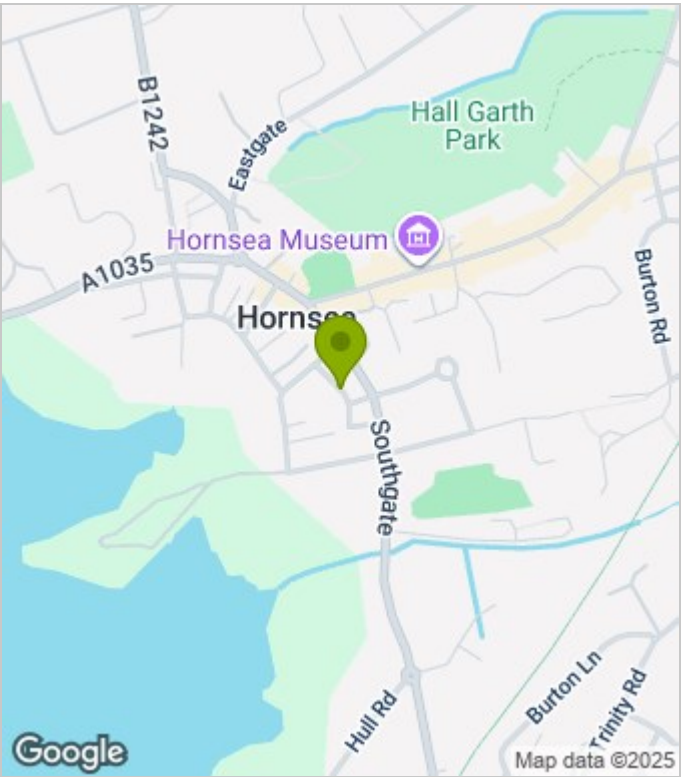
Bathroom with rear window, W.C, Pedestal hand wash basin, Corner panelled bath, Radiator and partly tiled walls.

Rear Yard

This snug rear yard presents a brick built shed with W.C



FLOORPLAN



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	