



46 Station Court, Hornsea, HU18 1QD

£238,000



**** HIGHLY DESIRABLE LOCATION ****

Sit on a lovely plot on the popular street of Station Court is this 3 bedroom detached property. Internal inspection is recommended to see all this beautiful property has to offer, with a converted garage to provide a downstairs shower room and then ample storage and utility space the vendor has made the most of the internal space. The property has 3 good sized bedrooms, one currently used as an office and family bathroom on the first floor and a kitchen diner and living room complete the downstairs.

Only a short walk from the property you can access the beach, Trans Pennine Trail and town centre so this is really a great location!

EPC - C
Council Tax - C
Tenure - Freehold

Front Garden

Paved driveway and gravelled area

Cloakroom (W.C) - ground floor

W.C, wash hand basin, part tiled walls, extractor fan, shower, Vinyl flooring, heater and plumbing for dishwasher/ washing machine.

Lounge

14'0" x 9'9" (4.29 x 2.99)

Window to front of property, French doors to kitchen/diner, radiator, carpeted.





Kitchen Diner

16'5" x 11'1" (5.02 x 3.39)
Window and French doors to the rear of the property, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, built in electric oven and grill, gas hob, part tiled walls, extractor fan, Vinyl flooring, space for under counter fridge.

Utility Space

Window to side of property, work surfaces, space for dishwasher, Vinyl flooring.

First Floor Landing

Loft access with loft ladder (partly boarded), Airing cupboard with water tank.

Bedroom 1

12'9" x 11'3" (3.90 x 3.45)
Window to front of property, built in wardrobes, radiator, carpeted.

Bedroom 2/ Office

9'10" x 13'11" (3.00 x 4.25)
Window to front and Velux window to rear of property, radiator, storage to eaves, loft access, carpeted.

Bedroom 3

10'2" x 11'0" (3.12 x 3.37)
Velux window to rear of property, radiator, carpeted.

Bathroom

7'6" x 6'3" (2.31 x 1.91)
Velux window to rear of property, W.C, pedestal wash hand basin, panelled bath, radiator, part tiled walls, Vinyl flooring.

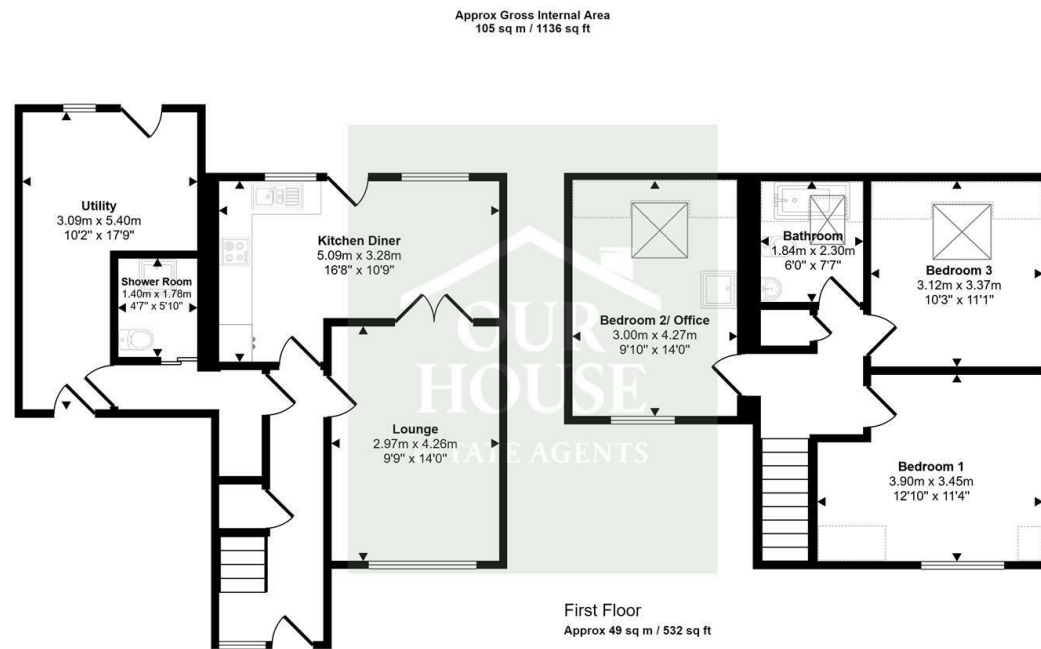
Rear Garden

part laid to lawn, mainly paved, fenced boundaries, planted borders, side access.

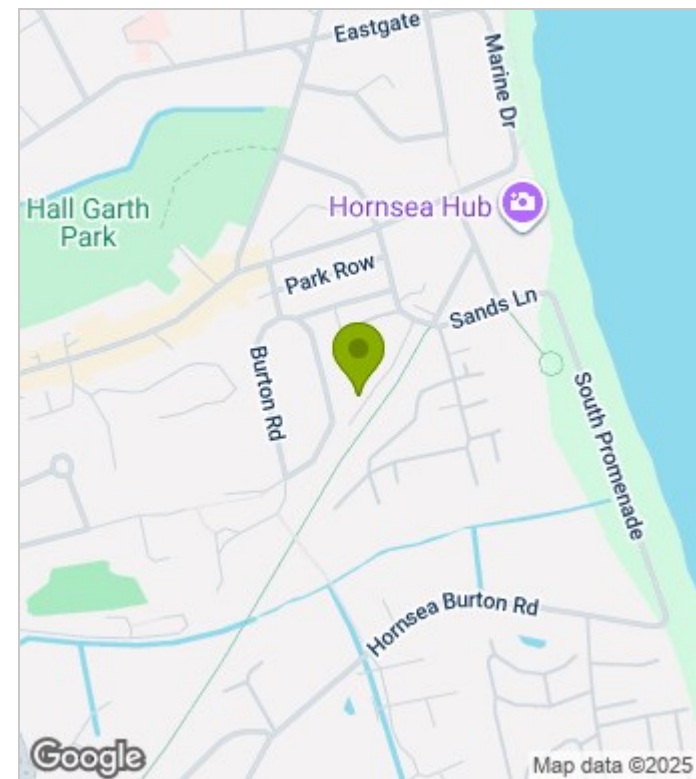
Converted Garage

Attached, power points, personnel door to storage space, space and plumbing for washing machine, window to rear. Side access.





Ground Floor
Approx 56 sq m / 603 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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.

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