



**36 Rolston Road, Hornsea HU18 1UH**  
**£299,950**

- Stunning Accommodation
- Large Plot
- Superbly Appointed Throughout
- Utility Room
- Two Bathrooms
- 23ft Lounge & Dining Room
- Excellent Parking & Garage
- Well Secluded Good Sized Rear Garden
- Westerly Rear Aspect
- Energy Rating - D

A stunning, traditional styled four bedroomed semi-detached home which simply must be viewed!

The property features a 23ft lounge and dining room, modern dining kitchen, utility room, two bathrooms and sits in a large plot with excellent parking to the front, single garage and a well secluded generous garden to the rear with a westerly aspect.

Beautifully appointed throughout - Must be viewed

#### LOCATION

This property fronts onto Rolston Road, which leads off Southgate on the Southern side of the town.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, with recently fitted UPVC windows to the front elevation, UPVC double glazing to the remainder, (except to one window and the rear patio doors which are double glazed with aluminium

frames) and is briefly arranged on two floors as follows:

#### SIDE ENTRANCE PORCH

With UPVC external door and inner door leading to:

#### ENTRANCE HALL

5'11" x 15'5" (1.80m x 4.70m)

With stairs leading off incorporating a cupboard under and one central heating radiator.

#### THROUGH LOUNGE AND DINING ROOM

23'10" x 12'10" (7.26m x 3.91m)

With two bay windows, a log burning stove set on a tiled hearth, open archway to the dining area which has fitted cupboards and display shelves to either side of the chimney breast, and three central heating radiators.

#### DINING KITCHEN

12'6" narrowing to 6'2" x 22'2" overall (3.81m narrowing to 1.88m x 6.76m overall)

With with base and wall units incorporating contrasting worksurfaces with an inset stainless steel sink, a double oven and split level induction hob with cooker hood over, integrated fridge and freezer, strip wooden flooring, wood burning stove set on a tiled hearth, sliding patio door leading onto the rear terrace and two central heating radiators.

#### UTILITY ROOM

7'5" x 6'11" (2.26m x 2.11m)

With fitted base and wall units incorporating work surfaces, plumbing for an automatic washing machine, integrated dishwasher, ceramic tile floor covering, UPVC rear entrance door and one central heating radiator.

#### BATHROOM/W.C.

7'4" x 5'4" (2.24m x 1.63m)

With a modern suite comprising of a twin ended bath with shower over and rain shower above, vanity unit housing the wash hand basin, low level W.C., ceramic tile floor covering and a ladder style towel radiator.

#### FIRST FLOOR

#### LANDING

With an access hatch to the roof space, one central heating radiator and doorways to:

#### BEDROOM 1 (FRONT)

11'9" x 12'10" deepening to 16' in the bay window (3.58m x 3.91m deepening to 4.88m in the bay window) With one central heating radiator.

#### BEDROOM 2 (FRONT)

11'8" x 12'10" (3.56m x 3.91m) With one central heating radiator.

#### BEDROOM 3 (REAR)

8'9" x 9'4" (2.67m x 2.84m) With one central heating radiator.

#### BEDROOM 4 (REAR)

8'2" narrowing to 7'7" x 12'7" (2.49m narrowing to 2.31m x 3.84m) With fitted wardrobes to either side of the chimney breast, an ornamental fireplace and one central heating radiator.

#### BATHROOM/W.C.

4'9" x 9' (1.45m x 2.74m)

With a modern white suite comprising of a panelled bath with electric instant shower over, vanity unit housing the wash hand basin, low level W.C., full

height tiling to the walls and one central heating radiator.

#### OUTSIDE

The property enjoys an elevated position with a generous gravelled parking court and driveway, a fenced frontage with shrubs and an ornamental trees, the driveway leads past the property to a concrete sectional garage (8' x 21'10") with up and over main door, side personal door, power and light laid on.

To the rear is a particularly attractive garden which enjoys a great deal of privacy along with a Westerly aspect and incorporates a large decked terrace with seating area, a raised bed and steps lead down to a generous lawn with gravelled pathways, a number of mature shrubs, trees, a pond, and a large summerhouse with double doors to both the front and side.

#### COUNCIL TAX BAND

The council tax band for the property is band C.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.