



15 Cliff Road, Hornsea HU18 1LN
Offers in the region of £225,000

- Excellent location for town centre, park and seafront
- No Chain
- Low maintenance garden
- 4 Bedrooms
- Parking for 2 vehicles
- Gas central heating
- Lots of potential
- Three reception rooms
- Energy Rating - D

Enjoying a super location close to the town centre, park and seafront this property offers spacious accommodation with three reception rooms and lovely west facing garden to the rear. Formerly a shop front with living accommodation the property offers lots of opportunity should a purchaser desire, subject of course to any planning approvals.

ACCOMMODATION

The accommodation has mains gas central heating from a modern condensing boiler, uPVC double glazing to all but the rear porch and lounge windows, it is arranged on two floors as follows:

PORCH

With uPVC outer door and inner door to:

ENTRANCE HALL

6'2 narrowing to 4'5 x 23'8 (1.88m narrowing to 1.35m x 7.21m)

With a spindled staircase leading off incorporating a storage cupboard under, two wall light points and one central heating radiator.

LOUNGE (FORMER SHOP)

14'8 x 11'11 (4.47m x 3.63m)

With two large bay windows to the front along with a private front entrance door and one central heating radiator.

SITTING ROOM

12'7 x 12'3 (3.84m x 3.73m)

With space for an electric fire set on a hearth and surround, two wall light points, ceiling cove and one central heating radiator.

DINING ROOM

11'2 x 11'10 (3.40m x 3.61m)

Large box bay window to the side, space for an electric fire set in a surround, ceiling cove and one central heating radiator.

DINING KITCHEN

10'6 x 18'9 (3.20m x 5.72m)

An extensive range of base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl sink unit and tiled splashbacks, a matching breakfast bar, a wall-mounted Ideal condensing central heating boiler, a built-in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, space for a tumble drier and plumbing for a dishwasher. Automated fitted blinds and one central heating radiator.

REAR PORCH

With an automated fitted blind to the rear entrance door and window, and one central heating radiator. CLOAKS/W.C leading off incorporating a low level WC.

FIRST FLOOR LANDING

Part galleried with an access hatch leading to the roofspace, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)

11'7 x 13'6 (3.53m x 4.11m)

Fitted wardrobes along one wall incorporating top storage cupboards and a central dresser/drawer unit with mirror and light above, two wall light points, ceiling cornice and one central heating radiator.

BEDROOM 2 (REAR)

12'9 x 12'4 (3.89m x 3.76m)

With a built-in airing cupboard with hot water tank, a fitted wardrobe and one central heating radiator.

BEDROOM 3 (REAR)

9'5 x 6'11 (2.87m x 2.11m)

With a built-in storage cupboard and one central heating radiator.

BEDROOM 4 (FRONT)

6'2 x 9'2 (1.88m x 2.79m)

With one central heating radiator.

SHOWER ROOM/WC

7'7 x 4'6 (2.31m x 1.37m)

With a white suite comprising a walk-in shower cubicle with power shower, low level WC and pedestal wash basin, mermaid boarding to the walls and ceiling, downlighting and one central heating radiator.

OUTSIDE

The property has a wide concreted frontage which is currently used to provide parking for up to two vehicles. To the rear is a pleasant low maintenance garden with a paved patio and an artificial lawn beyond with borders to the side of the kitchen and dining room. A pedestrian access leads along the side and rear of number 13 Cliff Road where there is a hand gate to the rear garden.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

Ground Floor
Approx. 83.4 sq. metres (898.0 sq. feet)



First Floor
Approx. 59.9 sq. metres (644.2 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 sq. feet)

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.