



**28 Clifford Street, Hornsea HU18 1HZ Offers in the region of £285,000**





- Beautiful Spacious Home
- Two Reception Rooms
- Large Breakfast Kitchen
- Utility Room
- Two Shower Rooms
- 5 Double Bedrooms
- Lovely Gardens
- Parking Drive
- Must be Viewed
- Energy Rating - D

**LOCATION**

This property fronts onto Clifford Street, a residential cul-de-sac which leads off Cliff Road on the northern side of the town. The property is just a short walk from the seafront and is well placed for access to local amenities.

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 fired central heating via hot water radiators served by a Hive thermostat, UPVC double glazed sash style windows (to all but two double glazed Velux roof lights), stripped wooden internal doors and is arranged on three floors as follows:

**ENTRANCE PORCH**

4'3" x 12' (1.30m" x 3.66m)

With UPVC double glazed windows, UPVC entrance door and inner door to:

**ENTRANCE HALL**

16' x 6'1" (4.88m x 1.85m")

With spindled staircase leading off incorporating cupboard under, laminate flooring, ceiling cornice, one central heating radiator and inner hall leading off, providing direct access to the kitchen.

**LOUNGE**

16' x 11'10" deepening to 14'6" in the box bay (4.88m x 3.61m" deepening to 4.42m" in the box ba)

With a gas living flame effect fire set in a cast iron fireplace which incorporates an ornate tiled inset, black tiled hearth and timber surround, ceiling cornice and centre rose, picture rail, four wall lights and two central heating radiators.

**DINING ROOM / SITTING ROOM**

12'6" x 12' (3.81m" x 3.66m)

With delft rack to the walls, serving hatch to the kitchen, laminate flooring and one central heating radiator.

**BREAKFAST KITCHEN**

10' x 16' (3.05m x 4.88m)

With a range of base and wall units which incorporate granite worksurfaces with a Belfast style sink and granite drainer, tiled splashbacks, range cooker, ceramic tile flooring, downlighting, one central heating radiator and walk shelved PANTRY.

**REAR PORCH**

With composite door leading out into the rear garden.

**UTILITY ROOM**

10' x 6'4" (3.05m x 1.93m")

With a fitted base and wall units and matching cupboard housing the central heating boiler, tiled splashbacks, plumbing for an automatic washer, space for a tumble dryer and one central heating radiator.

**SHOWER ROOM/WC**

4'11" x 9'10" (1.50m x 3.00m)

With a large walk in shower cubicle with hand shower and rain shower above, vanity unity housing the wash hand basin, low level w.c, mermaid boarding to the walls, ceramic tiled flooring, ladder style radiator and a double glazed Velux roof light.

**LANDING**

With spindled balustrade to the stairwell, access hatch to the rear of roof space and one central heating radiator.

**BEDROOM 1**

16' x 12' deepening to 14'9" in the box bay (4.88m x 3.66m deepening to 4.50m" in the box bay)

With a pedestal wash hand basin, ceiling cornice, two wall lights and one central heating radiator.

**BEDROOM 2**

12'6" x 12' (3.81m" x 3.66m)

With a built in wardrobe cupboard, pedestal wash hand basin and one central heating radiator.

**BEDROOM 3**

10' x 8'9" deepening to 11'6" in the box bay (3.05m x 2.67m" deepening to 3.51m" in the box ba)

With a built in cupboard, one housing a hot water tank, one central heating radiator and interconnecting door to:

**DRESSING ROOM**

10' x 9'4" (3.05m x 2.84m")

With one central heating radiator.

**SHOWER ROOM/W.C**

With a walk in shower incorporating an electric instant shower, pedestal wash hand basin, full height tiling to the walls, ceramic tiled flooring and a ladder radiator.

**SEPERATE WC**

With a combined w.c, and sink, full height tiling to the walls and ceramic tiled flooring.

**SECOND FLOOR**

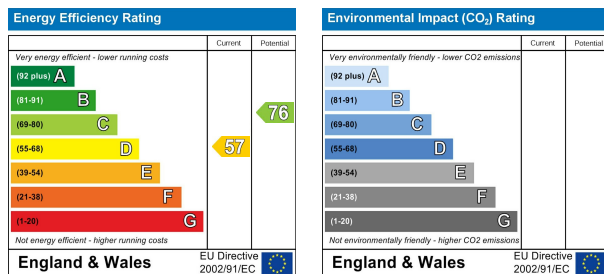
**LANDING**

With access hatch to the roof space and doorways to:

**Floorplan (for identification purposes only)**



**Energy Efficiency Graph**



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