





The Property Specialists

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Pearlthorpe, 54 Rolston Road, Hornsea HU18 1UN
Offers in the region of £285,000

- Three Reception Rooms
- Flexible Layout
- Two Shower Rooms
- Garage
- West Facing to Rear
- Breakfast Kitchen
- Ground & First Floor Bedrooms
- Plenty of Parking
- Well Secluded Rear Garden
- Energy Rating: D

A particularly spacious and well laid out three bedroomed detached home which offers flexible living with ground floor bedroom and bathroom along with two double bedrooms to the first floor and a further shower room/W.C. There are three reception rooms, plenty of parking, single garage and a particularly well secluded garden to the rear with a Westerly aspect.

LOCATION

This property fronts onto Rolston Road on the Southern side of the town positioned between the entrances to Greenacre Park.

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 UPVC double glazing (to all but the Velux roof lights which are double glazed with hardwood frames), has mains gas central heating and is arranged on two floors as follows:

RECEPTION HALL

With UPVC side entrance door, inner hall leading off, a dog leg staircase with built in storage under, two double glazed Velux roof lights and feature beam to

the ceiling, additional built in storage cupboards, dado rail and one central heating radiator.

LOUNGE

12'1" x 17'4" (3.68m x 5.28m)
With a bay window to the front, an electric fire set in a marble hearth and inset with timber surround and two central heating radiators.

BREAKFAST KITCHEN

9'3" x 17'5" (2.82m x 5.31m)
With a good range of base and wall units incorporating work surfaces with an inset 1 1/2 bowl stainless steel sink unit and tiled splashbacks. There is a matching breakfast bar, built in double oven and split level hob with cooker hood over, built in pantry cupboard, one central heating radiator and UPVC door leading to:

SIDE PORCH

3'11" x 13'4" (1.19m x 4.06m)
With a UPVC front entrance door, ceramic tile flooring and doorway to a UTILITY PORCH: With plumbing for an automatic washing machine and space for a tumble dryer.

SITTING ROOM

12'7" x 9'11" (3.84m x 3.02m)
With two central heating radiators and open square archway with steps leading to the conservatory.

CONSERVATORY

17'8" x 8'4" (5.38m x 2.54m)
With a brick base and UPVC double glazed windows overlooking the rear garden, a pitched polycarbonate covered roof, two central heating radiators and personal door leading to the garage.

BEDROOM 1

7'11" (net) x 12'10" (2.41m (net) x 3.91m)
With fitted wardrobes along one wall incorporating sliding fronts and one central heating radiator.

BATHROOM/W.C.

5'8" x 9'2" (1.73m x 2.79m)
With a corner shower cubicle, pedestal wash hand basin, low level W.C., part tiling to the walls and a ladder towel radiator.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 2 (REAR)

11'1" x 10'1" (3.38m x 3.07m)
With built under eaves storage, fitted wardrobe and one central heating radiator.

BEDROOM 3 (FRONT)

11'2" x 7'10" (3.40m x 2.39m)
With built under eaves storage, a double glazed Velux roof light and one central heating radiator.

SHOWER ROOM/W.C.

4'11" x 6' (1.50m x 1.83m)
With an independent shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls, a double glazed Velux roof light and one central heating radiator.

OUTSIDE

The property sits behind a dwarf walled frontage with a low maintenance foregarden and an extensive block paved parking drive with turning area and

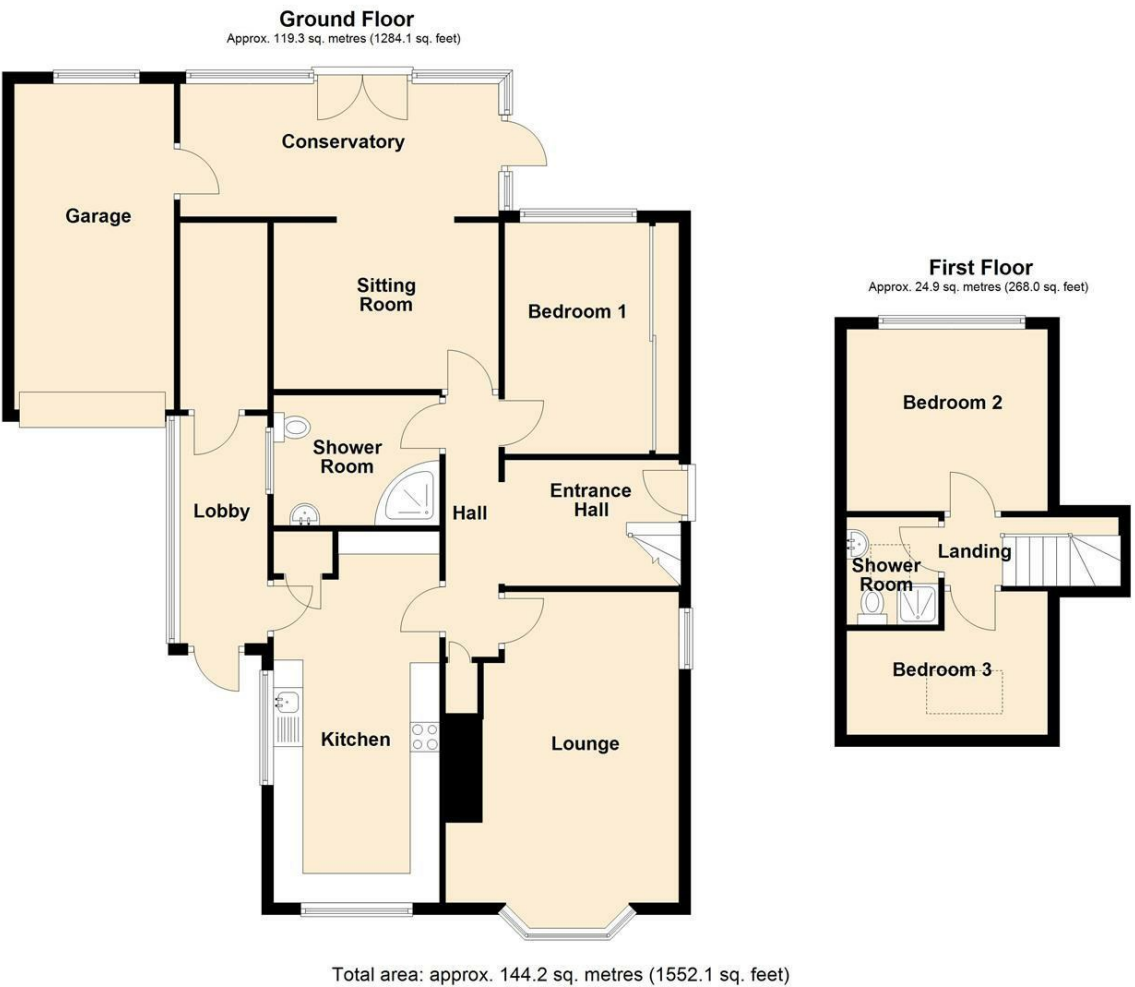
providing plenty of off street parking and leading to a single on built garage with up and over main door, personal door, power and light laid on.

To the rear is a pleasant garden which enjoys a great deal of privacy and enjoys easy to maintain surfaces with paved patio areas, gravelled surfaces and mature borders with a mainly fenced surround and a lovely Westerly aspect. There is also external lighting and an outside cold water tap.

COUNCIL TAX BAND: C

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



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.