



## 13 Hull Road, Hornsea, East Yorkshire, HU18 1RL

- Well Presented Semi Detached Family House
- Generous Rear Garden Plot
- Entrance Hall with Stairs off
- Spacious Open Plan Family Dining Kitchen
- Three Bedrooms and Four Piece Bathroom Suite
- Front Views Towards Hornsea Mere
- Highly Recommended For Viewing
- Well Proportioned Lounge
- Rear Lobby with GF Cloakroom WC
- Off Road Parking to the Front

**Offers In The Region Of £235,000**



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# 13 Hull Road, Hornsea, East Yorkshire, HU18 1RL

Well presented three bedroom semi detached family house, highly recommended for both internal and external viewing to fully appreciate the deceptive accommodation, generous garden plot and location provided. Upon entry via a small porch you are greeted by a welcoming hallway with stairs leading off to the first floor accommodation, front facing well proportioned lounge and rear facing spacious open plan family dining kitchen with French doors to the outside. Off the kitchen there is a rear entrance lobby with ground floor cloakroom/WC. On the first floor can be found the three bedrooms and a four piece bathroom suite with feature porthole window with views towards Hornsea Mere. Off road parking is available to the front with side pedestrian access to the generous size rear garden area with decking and garden workshop/store. Gas fired central heating system and majority double glazing. Viewing via Leonards please.

## Location

This property enjoys a very pleasant main road location and enjoys views to the front towards Hornsea Mere. The sea front with the Promenade and beach are just a short journey away along with the main town. Hornsea is a small East Yorkshire coastal town. 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 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.

## Entrance Porch

Main front entrance door provides access into the property. Inner feature single glazed door with stained glass and leaded effect lights opens into:

## Reception Hall

Stairs lead off to the first floor accommodation with under stairs cupboard, radiator with screen cover and window to the side elevation.

## Lounge

10'9" x 13'3" into bay + 10'2" x 8'8" (3.279m x 4.040m into bay + 3.105m x 2.665m)  
A well proportioned lounge area with window to the front elevation, fire surround with coal effect gas fire, radiator and open plan access into the potential study area.

## Dining Kitchen with Family Area

5'8" x 23'8" + 10'2" x 18'3" (1.731m x 7.235m + 3.119m x 5.572m)  
A spacious open plan family dining kitchen area which is fitted with a range of base and wall units, contrasting work surfaces which incorporate the single drainer sink unit. Part tiled walls and space for appliances of slot in cooker with hood over, under counter washing machine, tumble dryer, fridge and freezer. Windows to the side elevation with French doors to the rear decking and garden area. Wall mounted gas fired central heating boiler and radiator with screen cover.

## Rear Entrance

Single glazed side entrance door, window to the rear elevation and access into:

## Cloakroom WC

Suite of WC and wash hand basin. Part tiled walls, radiator and window to the rear elevation.

## First Floor Landing

Window to the side elevation, access to all rooms off. Access to the part boarded roof void with roof light window, ladder and light.

## Bedroom One

8'4" x 13'3" (2.554m x 4.053m)  
Window to the front elevation with lovely views towards Hornsea Mere, radiator and wardrobes with top cupboards over.



### Bedroom Two

9'9" to back of wardrobes x 12'9" (2.982m to back of wardrobes x 3.888m)  
Windows to the rear elevation, radiator and wardrobes with top cupboards over the bed recess.

### Bedroom Three

6'3" x 6'4" to back of cupboards (1.926m x 1.939m to back of cupboards)  
Window to the rear elevation and radiator.

### Bathroom

6'4" x 9'7" (1.939m x 2.942m)  
Fitted with a four piece suite of panelled bath, shower cubicle, wash hand basin and WC. Part tiled walls, radiator and towel rail radiator. Window to the side elevation and feature porthole window to the front.

### Outside

The property occupies a pleasant main road location with views to the front towards Hornsea Mere. Off road parking is available to the front with side pedestrian access to the side/rear of the property. The generous size rear garden has defined areas with decking and lawned areas. At the far end of the garden there is a useful garden shed/workshop with light and power.

### Energy Performance Certificate

The current energy rating on the property is D (64).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an employee of Leonards.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number HOR057013000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Services

The mains services of water, gas and electric are connected.

### Tenure

The tenure of this property is Freehold.

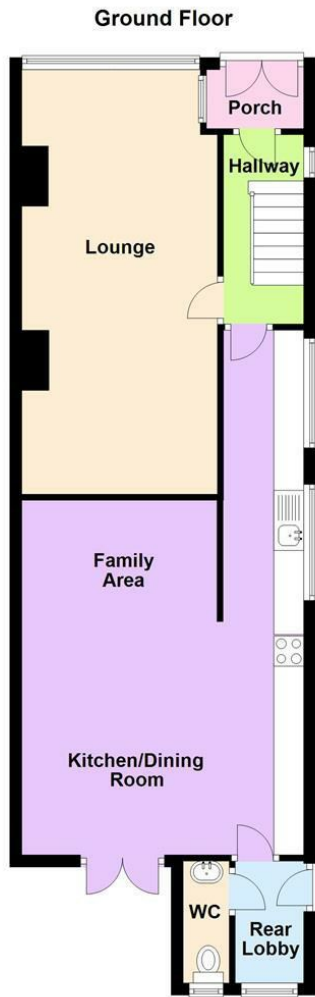
### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

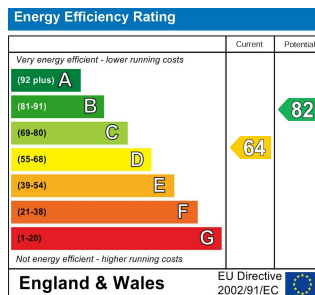
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Potential Layout for guidance purposes only.  
Plan produced using PlanUp.

**13 Hull Road, Hornsea**



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