



**Station Court
Hornsea
HU18 1QD**

**Offers Over
£350,000**



STUNNING PROPERTY IN THE HEART OF HORNSEA A rare and unique opportunity has arisen to purchase a grade 2 listed historical property located on the popular Station Court, with an ultra modern interior and bespoke quality fittings. This three bedroomed home was once an original part of the Hornsea Railway Station, however the property has been transformed into a modern and desirable home since then! Two large extensions have been added, giving the addition of a large upstairs master bedroom, walk in wardrobe and en-suite and also the kitchen has been extended and a utility room added. More improvements include bespoke windows which carry a 25 year guarantee, underfloor electric heating in the utility, kitchen and the master bedroom and laminate flooring throughout the lounge, hallway and downstairs bedrooms.

The home briefly comprises:- Entrance, utility, kitchen, open plan dining and living room, hallway, two downstairs bedrooms and bathroom. To the first floor is the large master bedroom, en-suite and walk in wardrobe. Outside to the front is parking for up to three cars, a small artificial lawned area and to the rear is a gorgeous, low maintenance decked garden ideal for relaxing in with fenced boundaries giving privacy. You will not find another property like this in Hornsea! Don't miss out, call HPS now to view.

Current EPC rating 'awaited'

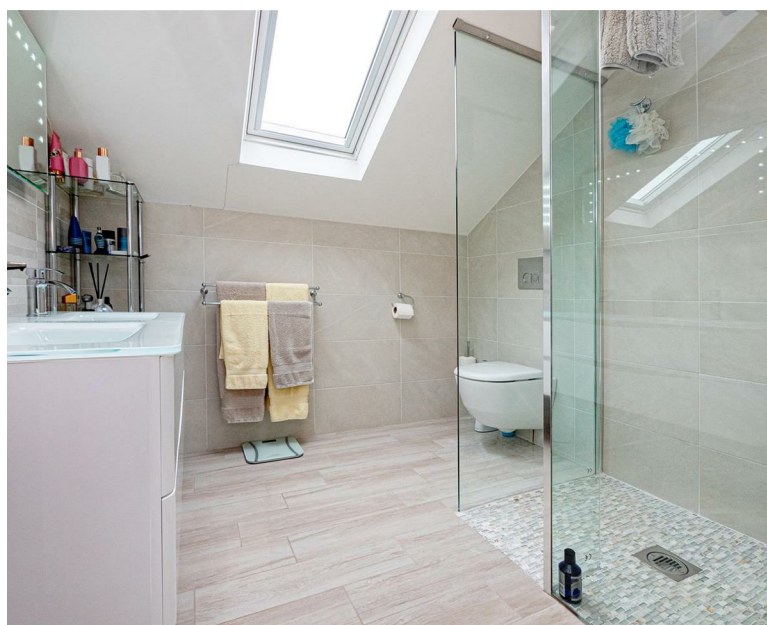
Council Tax band - B

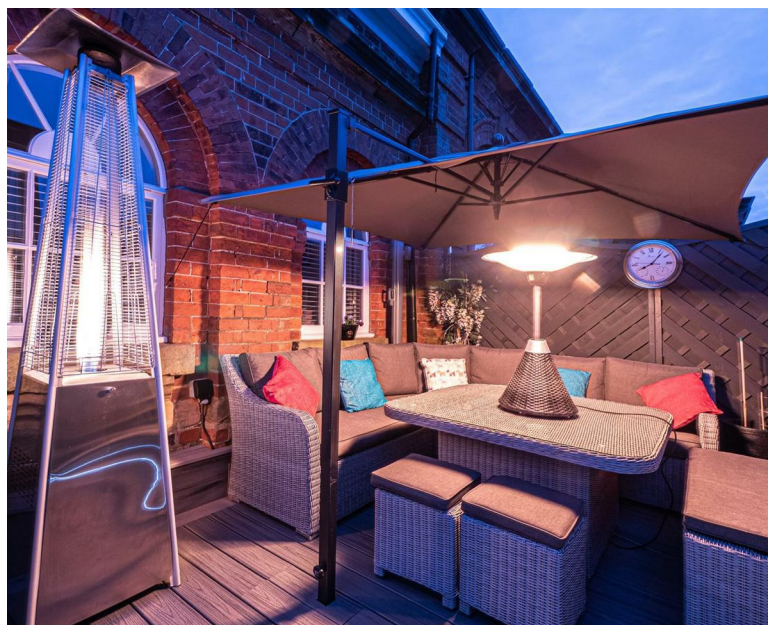
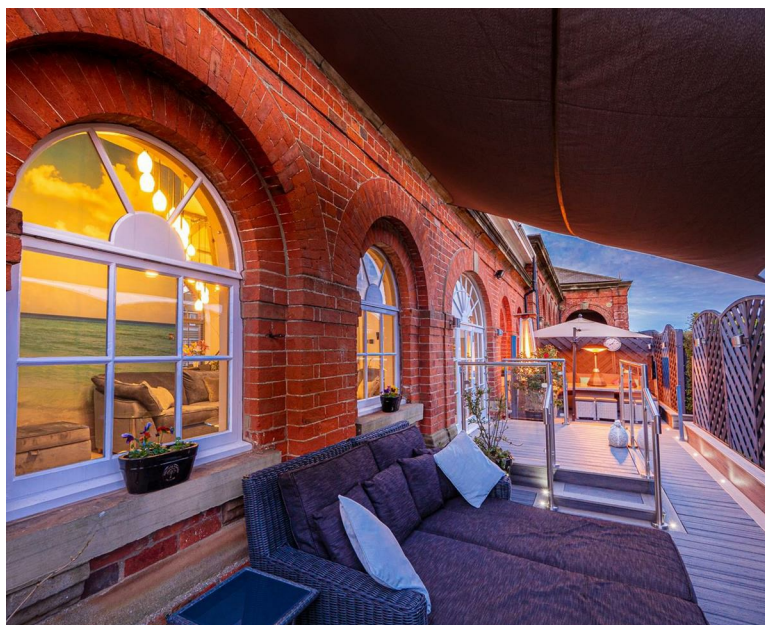
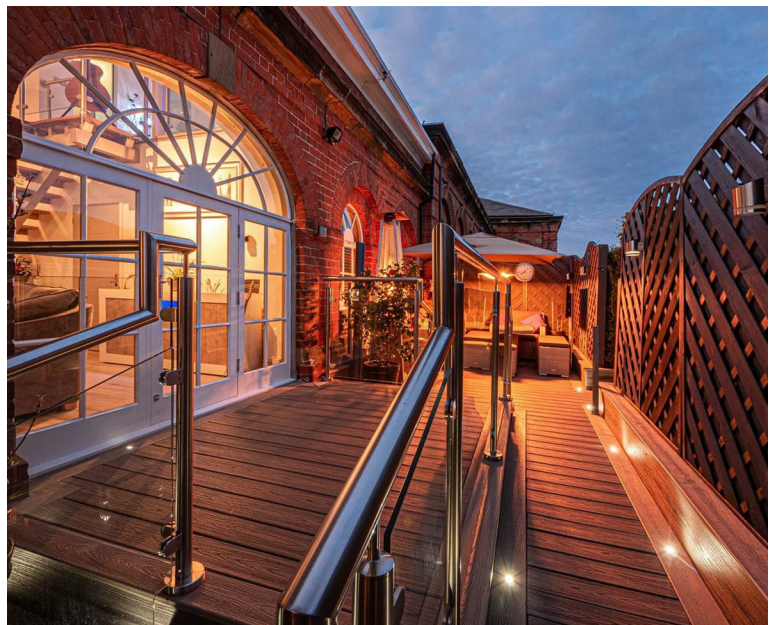
Tenure - Freehold



- Beautifully Presented
- Three Bedrooms
- Private Garden
- Sophisticated Integrated Fire Suppression System
- Modern Interior
- Three Parking Spaces
- Popular location
- Historic Building
- Bespoke Individual Design
- Alarm System in all Rooms







Entrance

Composite door with metal bar handle.

Utility

4.9m x 2.7m (16'0" x 8'10")

Double glazed bespoke wooden window to side, fitted wall and base units, quartz work surfaces, stainless steel sink with mixer tap, integrated washing machine and integrated tumble dryer, sliding mirrored cupboards, tiled flooring, underfloor heating and spotlights from ceiling.

Kitchen

3.15m x 6.2 (10'4" x 20'4")

Two double glazed bespoke wooden windows to the front elevation, bespoke fitted Wren kitchen, fitted wall and base units, quartz work surfaces, quartz splashback, 1 1/2 bowl sink unit with Quooker hot tap plus waste disposal unit, built in electric Neff oven and five ring AEG induction hob with Bluetooth extractor hood over, built in dishwasher, combination microwave oven with warming drawer, retractable electrical sockets, large space for fridge freezer, tiled flooring, underfloor heating, dimmer style spot lights from ceiling and a vertical wall mounted radiator.

Dining Area

3.5m x 3.3 (11'5" x 10'9")

Double glazed bespoke wooden window to the front, elevation, open plan living space extending into the living room, bespoke glass floating staircase to first floor, laminate flooring, doorway leading to main hall, vertical wall mounted radiator.

Living area

3.3m x 7.1m (10'9" x 23'3")

Three double glazed bespoke wooden windows and door to rear, television point, telephone point, laminate flooring, spotlights down from ceiling and three radiators.

Hall

Doors leading through to Bedroom 2, Bedroom 3 and the Bathroom.

Bedroom Two

3m x 4.3m (9'10" x 14'1")

Two double glazed bespoke wooden windows to rear, fitted wardrobes with mirrored fronts, laminate flooring and a radiator.

Bedroom 3

3.5m x 3.3m (11'5" x 10'9")

Double glazed bespoke wooden window to front, television point, laminate flooring and a radiator.

Master Bedroom

3.9m x 4.5m (12'9" x 14'9")

A spectacular master bedroom with a glass balcony overlooking the ground floor, two remote controlled and rain sensitive velux windows, underfloor heating, Italian designer floor tiles, contemporary fan, spotlights from ceiling, sliding pocket door leading to a walk in wardrobe and a sliding pocket door leading to the en-suite.

Walk in Wardrobe

Large walk in wardrobe with hanging space and shelving on both sides, two cupboards and spotlights from ceiling.

En-Suite

Remote controlled and rain sensitive velux window, continuation of Italian designer tiled flooring from the Master bedroom, tiled walls, glass step in shower cubicle with rain effect shower head, vanity unit with double sink, wall hung w.c., and a long vertical heated towel rail.

Outside Front

To the front is parking space for up to three cars and an artificial lawned front garden.

Outside Rear

Double doors lead out onto a raised trex decking level with glass and steel surround, steps lead down to more trex decking seating and lounge areas with spotlights from the decking, an illuminated waterfall effect water feature, fenced boundaries and a gate leading onto the Transpenine trail,

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the

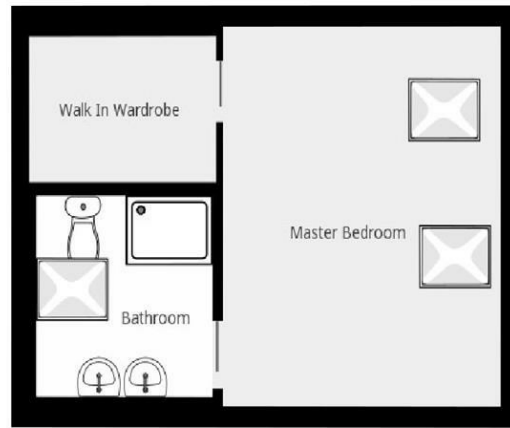
statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. WE DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

