



## Southgate Hornsea, HU18 1RQ

\*\*\*\*\*VICTORIAN STYLE END TERRACED PROPERTY\*\*\*\*\* This Victorian-style end terrace, spread across three floors and featuring four bedrooms, is a captivating journey through time and design. With its blend of historical charm and modern comfort, this residence invites you to create memories within its timeless walls. Whether you're drawn to the ornate details, the spacious interiors, or the convenience of its location, this property offers a unique opportunity to embrace the elegance of Victorian living in the 21st century.

Comprising:- Entrance hall, lounge diner, kitchen and utility room and the ground floor, then four bedrooms and a bathroom over the next two floors. There is a small fore garden to the front and courtyard garden to the rear.

Redecorated. Call us on 01964 533343 to book a viewing.

EPC rating - D, Council Tax band - B, Tenure - Freehold

**£215,000**

### **Entrance Porch**

Double glazed entrance door with tiled floor.

### **Entrance Hall**

13'0" x 3'5" (3.98 x 1.06)

Entrance door to hallway with some original features. Staircase to first floor and radiator.

### **Lounge**

12'9" x 12'10" (3.90 x 3.93)

Bay window to front, original coving to front, television point and radiator. Open archway to dining room.

### **Dining Room**

12'10" x 12'9" (3.93 x 3.90)

Window to rear, coving to ceiling and radiator.

### **Kitchen**

12'2" x 8'1" (3.73 x 2.47)

Three windows to the side elevation, a range of fitted wall and base units with work surfaces over incorporating 1 1/2 sink unit and drainer with mixer tap, electric oven and hob with extractor over, part tiled walls and tiled floor, understairs cupboard and down lights.

### **Utility Room**

10'11" x 8'5" (3.33 x 2.57)

Window and door to side, a range of wall and base units with work surfaces over, space for washing machine and vent for tumble dryer. Wall mounted combi boiler.

### **First Floor Landing**

#### **Bedroom 1**

15'7" x 13'0" (4.76 x 3.98)

Two windows to the front and radiator.

#### **Bedroom 2**

12'10" x 10'5" (3.92 x 3.19)

Window to rear and radiator.

#### **Bathroom**

8'5" x 7'11" (2.57 x 2.43)

Window to rear, white three piece suite comprising:- P shaped panelled bath with shower over, pedestal hand wash basin and low level wc. Tiled walls and floor, extractor fan and ladder style radiator.

#### **WC**

Window to side, pedestal hand wash basin and low level wc, tiled floor.

#### **Second Floor Landing**

Window to side, small access to roof space.

#### **Bedroom 3**

15'8" x 10'3" (4.78 x 3.13)

Dormer window to front and window to side plus radiator.

#### **Bedroom 4**

10'3" x 10'2" (3.14 x 3.10)

Velux window to rear and radiator.

#### **Front Garden**

Half wall with gate to gravelled area.

#### **Rear Garden**

Paved courtyard garden with fenced boundaries and gate to walkway.

#### **About Us**

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you have nothing to lose and everything to gain.

#### **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.

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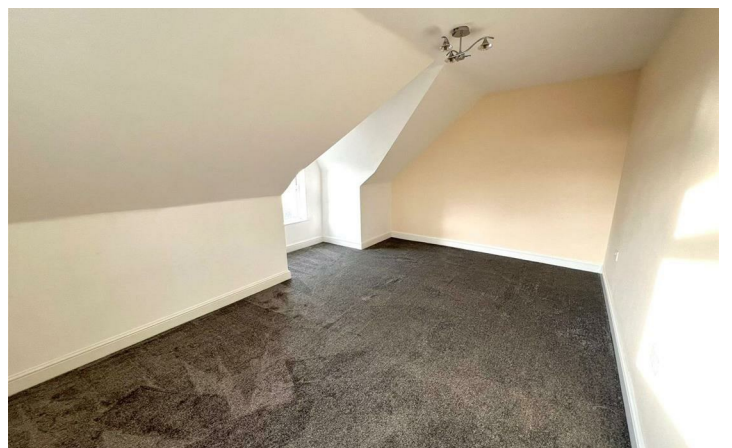
#### **Valuations**

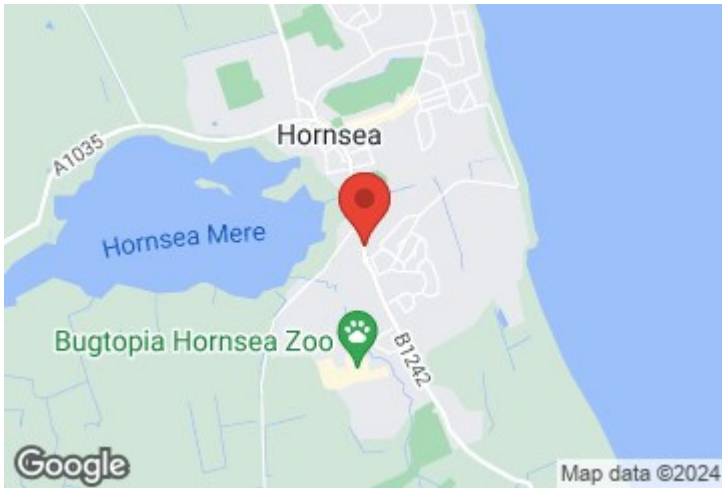
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Convenient location
- Kitchen and utility room

- Period property
- Four bedrooms

- Open plan lounge diner
- Courtyard garden





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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