



## Mount Pleasant Hornsea, HU18 1DX

This two-bedroom mid-terrace residence presents a rare opportunity to embrace the charm and convenience of town living. With its rear courtyard garden, close proximity to town amenities, and welcoming interior spaces, it invites you to experience a lifestyle that seamlessly blends comfort, practicality, and urban allure. Welcome home to the heart of town.

Benefitting from double glazing and gas central heating the property briefly comprises:- hallway, lounge, dining room, kitchen and wet room with two bedrooms to the first floor. Call us now to view on 01964 533343.

EPC Rating - D, Council Tax Band - A, Tenure - Freehold.

**£135,000**

### **Entrance Hall**

**12'6" x 2'9" (3.83 x 0.84)**

Bright hallway with stairs off and doors to lounge and dining room plus radiator.

### **Lounge**

**11'1" x 10'5" (3.38 x 3.18)**

Bay window to front, coving and ceiling rose plus radiator.

### **Dining Room**

**14'1" max x 12'0" (4.30 max x 3.67)**

Window to rear, understairs cupboard, picture rail, original alcove cupboards and radiator.

### **Kitchen**

**7'9" x 7'8" (2.38 x 2.36)**

Window to side, a range of matching red gloss wall and base units with worksurfaces over and 1 1/2 bowl sink unit with drainer and mixer tap. part tiled walls and vinyl flooring, gas cooker point and space for an under counter fridge and freezer and washing machine.

### **Rear Hall**

Door to side with access to the courtyard.

### **Ground Floor Wet Room**

**7'3" x 4'10" max (2.23 x 1.48 max)**

Wet room arrangement with window to rear, pedestal hand wash basin and low level wc, shower, extractor and radiator.

### **First Floor Landing**

**12'0" x 4'10" (3.66 x 1.48)**

Window to rear, access to roof space and electric storage heater.

### **Bedroom 1**

**13'8" x 11'1" (4.19 x 3.38)**

Window to front and radiator.

### **Bedroom 2**

**12'1" x 8'5" (3.69 x 2.58)**

Window to rear, original fireplace with cast iron moulded housing and built in cupboard.

### **External**

Gravelled fore garden with railings. At the rear is a courtyard garden with brick built shed and gate to Eastgate View.

### **About Us**

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service.

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.

### **Disclaimer**

Laser Tape Clause - Laser Tape Clause

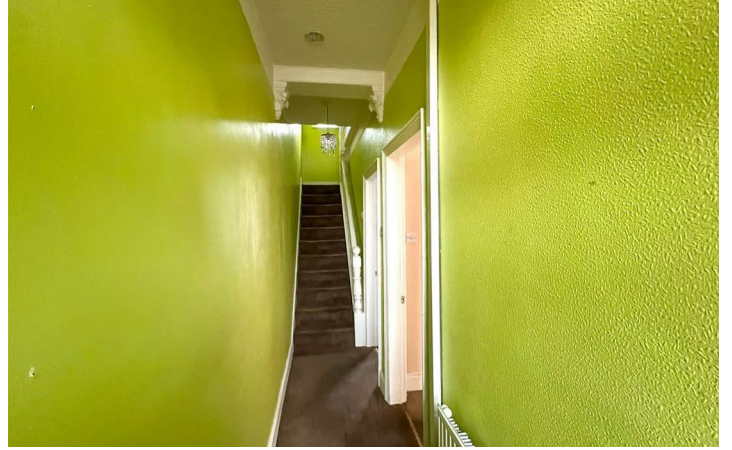
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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 HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **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.

- Mid terrace town centre property
- Two reception rooms
- Two bedrooms
- Ground floor wet room
- Courtyard garden to rear
- Viewing highly recommended





## Floor Plan



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.

| 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 |           |

| 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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| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |