



## Clifford Street Hornsea, HU18 1HZ

\*\*\*\*\*WAITING FOR YOU TO MAKE THIS LOVEY HOME YOURS!\*\*\*\*\* A great sized property offering ample accommodation over three floors comprising:- Porch with original tiling to walls and floor, Hallway with original features, three reception rooms, kitchen and outside wc. Upstairs are four bedrooms and a shower room with separate toilet. Outside is a small garden to the front and garden with potential to the rear.

EPC Rating - C, Council Tax band - B, Tenure - Freehold.

**£189,950**

### **Entrance Porch**

The double glazed door leads into the entrance hall that comprises of an original tiled floor and half tiled walls.

### **Entrance Hall 21'2" x 5'4" (6.46 x 1.63)**

Stairs lead up to the first floor with an under stairs cupboard, it boasts a spindled banister and a radiator.

### **Sitting Room 12'2" x 10'3" (3.71 x 3.13)**

A good sized room to relax with a window to the rear. The room is complimented with coving and a ceiling rose plus a radiator.

### **Living Room 12'3" x 11'5" (3.74 x 3.50)**

A bay window to the front of the house with an open fire with hearth and surround consisting of brick and wood being the focus of the room. It has coving plus television point, as well as a radiator.

### **Dining Room 12'4" x 11'1" (3.76 x 3.40)**

An open fire with tiled hearth and surround featuring tongue and grooved alcoves to compliment the fireplace. There is a bay window plus coving and a radiator.

### **Kitchen 15'9" x 9'4"-6'8" (4.82 x 2.86-2.05)**

The kitchen has a tiled floor with wall and base units as well as part tiled walls. It has an electric point for a cooker and work surfaces incorporating a sink unit and drainer. UPVC door to rear garden.

### **Cloakroom**

This property boasts an outside water closet with a low level toilet.

### **Master Bedroom 16'2" x 11'8" (4.94 x 3.57)**

A lovely light room created by a bay window plus a window to the front of the house. It has coving to the ceiling.

### **Bedroom 2 12'4" x 10'3" (3.76 x 3.13)**

This room has a radiator plus coving and a window to the rear of the property.

### **Bedroom 3 9'4" x 9'5" (2.85 x 2.88)**

Bedroom 3 leads from the fourth bedroom with a window to the rear.

### **Bedroom 4 9'4" x 9'1" (2.87 x 2.78)**

This room has a window to the side of the property.

### **Bathroom 4'7" x 6'0" (1.41 x 1.84)**

A white 2 piece suite with a pedestal wash hand basin plus

a step in shower cubicle.

There is a window to the side and a radiator.

### **Separate WC**

Window to side and low level wc.

### **Gardens**

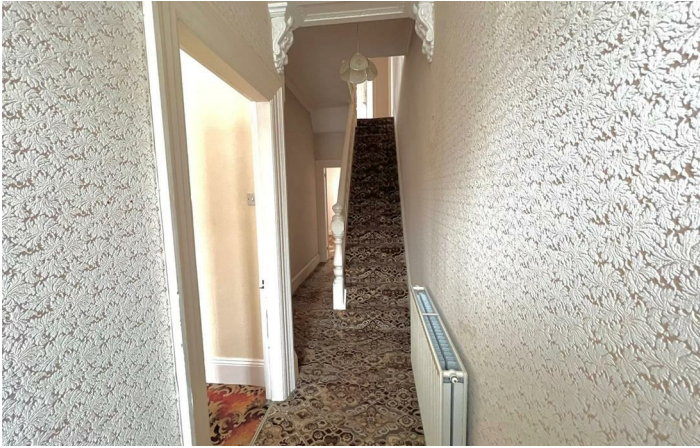
There is a small garden to the front with a hedge and planting. At the rear is a lovely garden boasting hedged plus fenced boundaries. It is mainly lawned making it a low maintained area. Access to the ten foot is through a gate also benefits from a shed.

### **About Us**

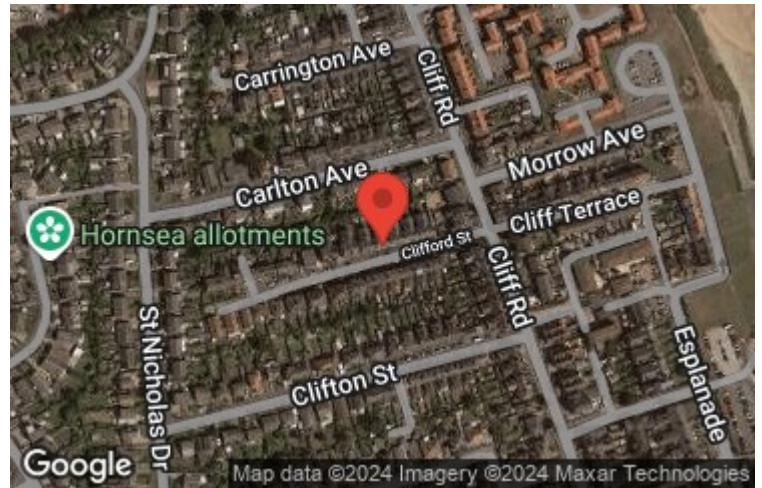
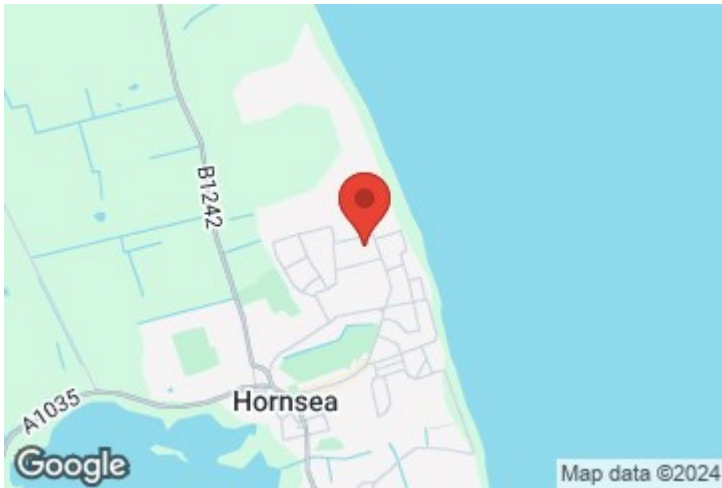
Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give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

- A generous sized home
- Close to the sea
- Located in a quiet area
- In need of some updating
- Bigger than average sized bedrooms
- Must be seen









## 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>			84
(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			
England & Wales		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	