



Station Court Hornsea, HU18 1QD

Welcome to Station Court in the charming town of Hornsea! Station Court is known for its convenience and desirability, making it a sought-after location for those looking for a place to call home. With local amenities, schools, and transport links nearby, this property offers both comfort and practicality. This delightful terraced house boasts lounge, two bedrooms, and a modern bathroom and is a gem waiting to be discovered. As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests in the spacious lounge. The two bedrooms offer comfortable spaces to unwind after a long day, and the well-appointed bathroom provides a tranquil retreat for your daily routines. Don't miss the opportunity to make this house your own - a viewing is essential to fully appreciate all that this property has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home in Hornsea. EPC Rating - C, Council tax band - A, Tenure - Freehold.

£155,000

Entrance Hall

Double glazed entrance door, staircase to first floor.

Lounge 10'0" x 18'3" (3.04 x 5.57)

Window to front, TV point, understairs cupboard and radiator.

Kitchen 13'3" x 8'3" (4.03 x 2.51)

Window and door to rear, a range of fitted base and wall units with worksurfaces over, 1½ bowl sink unit, electric cooker point, space for washing machine and tall fridge freezer plus radiator.

First Floor Landing

Access to roofspace.

Bedroom 1 11'0" x 10'2" (3.36 x 3.09)

Window to front, built-in cupboard and radiator.

Bedroom 2 10'8" x 6'5" (3.26 x 1.95)

Window to rear and radiator.

Bathroom 6'5" x 5'5" (1.98 x 1.67)

Window to rear. white three-piece suite comprising:- panelled bath with shower over, pedestal wash hand basin and low level WC, tiled walls, vinyl flooring and radiator.

- **Very popular location**
- **Two bedrooms**

Garden

Small walled forecourt garden to front. Rear garden is tiled with fenced boundaries.

About Us

Our experienced property sales team at Hornsea Property Services are passionate about property and providing exceptional customer care and attention. Successfully selling both residential and commercial locally, our dedicated staff are a pleasure to work with guiding you every step of the way through your move.

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

- **Newly refurbished**
- **Garden and parking**

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

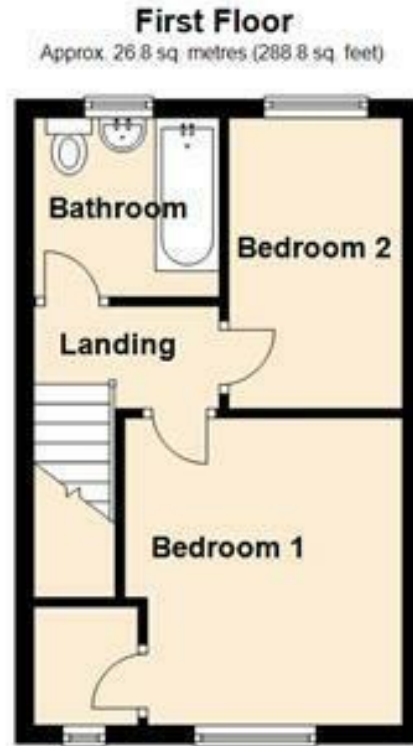
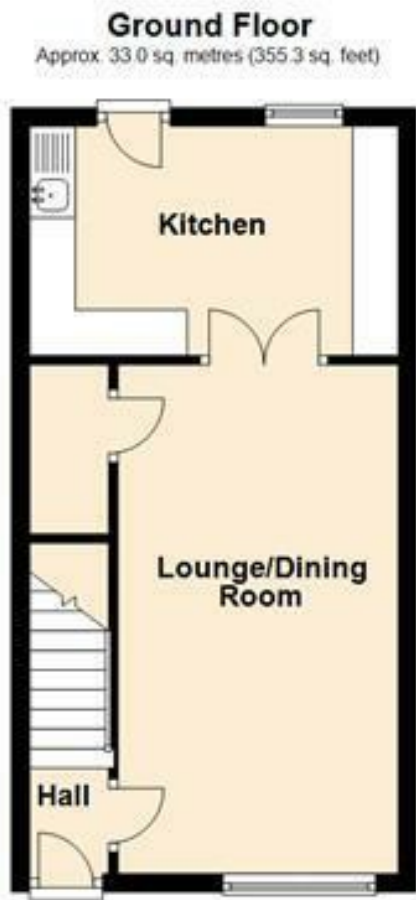
If you are thinking about selling your home we are currently offering an unbeatable sales package. Call now for your Free market appraisal.

- **Mid terraced property**
- **Viewing highly recommended**





Floor Plan



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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			1
(81-91) B		1	
(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	