



King Street Hornsea, HU18 1RD

NO CHAIN & KEY READY This two bed roomed property offers an exceptional opportunity to embrace coastal living and is within walking distance of Hornsea's town centre, ensuring easy access to shops, cafes, and essential services. The proximity to the seafront adds a touch of coastal charm to daily living. Experience the warmth of Hornsea's community spirit and welcoming ambiance and commuting to nearby towns like Beverley and Hull is a breeze. Comprises -Entrance porch onto hall way, lounge diner, kitchen, cloakroom with two bedrooms and family bathroom on the first floor. For more information or to book a viewing please call a member of the HPS team: Lisa, Claire or Donna on 01964 533343 who will be happy to help. Current EPC-D, Council Tax Band- A, Tenure-Freehold

£149,000

Entrance Porch

Original tiles to 1/2 the wall and quarry tiled floor.

Entrance Hall 12'1" x 2'11" (3.70 x 0.89)

Some original features such as corbels, deep skirting boards plus coving to ceiling and radiator.

Lounge Diner 24'11" x 11'6" (7.60 x 3.52)

Bay window to front and further window to rear, feature fireplace with curved brick, housing a gas fire with a tiled hearth, original coving and alcove cupboard with shelves, understairs cupboard and two radiators.

Kitchen 15'3" max x 8'7" (4.66 max x 2.62)

Window and door to side, a range of wall and base units with worktops over, single drainer sink unit, space for a fridge freezer and washer, electric oven and hob with extractor over and radiator.

Cloak Room (Off the kitchen) 4'0" x 3'0" (1.23 x 0.93)

Laminated floor with window to side. Wall mounted wash hand basin and low level wc.

First Floor Landing

Bedroom 1 14'11" x 11'10" (4.56 x 3.63)

Carpeted with window to the

front and radiator. Built in cupboard.

Bedroom 2 11'10" x 8'11" (3.63 x 2.72)

Carpeted, window to the rear and radiator.

Bathroom 8'2" x 8'0" (2.49 x 2.44)

Window to side, fully tiled, a three piece white bathroom suite which includes:-panelled bath with overhead shower, pedestal hand wash basin and low level wc plus radiator.

Front Garden

Paved front garden with a low brick wall.

Rear Courtyard

Walled garden to the rear.

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.

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.

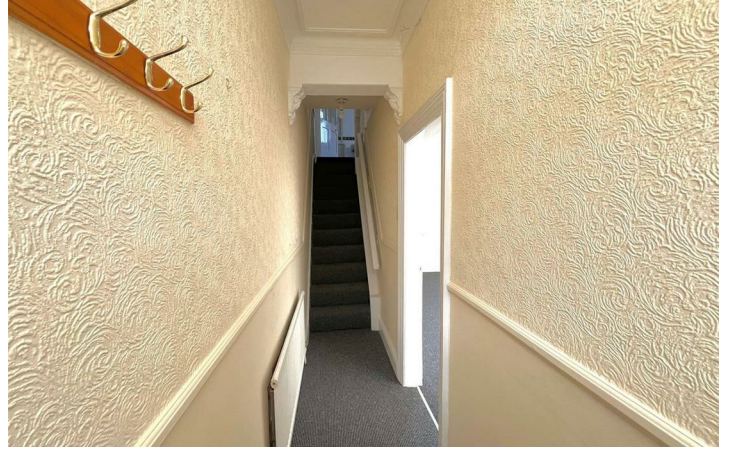
Valuations

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.

- No chain involved
- Recently decorated

- Key ready
- Two Bedrooms

- Town Centre location
- Viewing recommended





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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	