



Trinity Road Hornsea, HU18 1TF

*****GREAT SIZED ACCOMMODATION AT A GREAT PRICE WITH NO CHAIN***** Built in the 1950s, a recent refurbishment adds a modern touch. This good sized semi-detached house boasts a convenient location, close to local shops making it perfect for first-time buyers or families looking for their ideal home. With a large kitchen diner, three bedrooms, and a well-sized bathroom, plus a west facing garden and ample parking, this house offers a great space for comfortable living. Don't miss the opportunity to view this lovely home - it truly must be seen to be fully appreciated.

Current EPC rating - C, Council Tax Band - A, Tenure - Freehold.

£155,000

Entrance Hall 12'10" x 6'0" (3.92 x 1.83)

Double glazed entrance door leading to the hallway, Window to the front aspect, under stairs cupboard, radiator and stairs leading to the first floor.

Living Room 12'10" x 14'8" into bay (3.93 x 4.49 into bay)

Double glazed French doors leading out onto the decking at the rear, coving to the ceiling, feature brick fire place with tiled hearth and radiator.

Dining Kitchen 18'9" x 10'9" (5.73 x 3.30)

Range of newly fitted wall and base units with work surfaces over, sink with mixer tap and drainer unit, electric cooker point, extractor hood, part tiled walls, vinyl flooring, windows to the side, rear and front aspect and door leading to the rear.

Utility Room 7'3" x 10'5" (2.22 x 3.19)

Three windows to the side aspect, worksurfaces with space for washing machine and door leading to both sides.

First Floor Landing 8'9" x 6'7" (2.67 x 2.03)

Windows to the front aspect and access to the roof space.

Bedroom 1 12'10" x 10'9" (3.93 x 3.28)

Window to the rear aspect, coving to the ceiling, TV point, built in cupboard and radiator.

Bedroom 2 11'10" x 8'8" (3.62 x 2.65)

Window to the rear aspect, TV point, built in cupboard, and radiator.

Bedroom 3 9'4" x 7'9" (2.87 x 2.38)

Window to the front aspect, TV point and radiator.

Bathroom 6'7" x 5'4" (2.03 x 1.65)

Window to front, newly fitted, white bathroom suite comprising:-
Panelled bath with shower over, vanity unit housing the wash hand basin plus low level wc. Part tiled walls, vinyl flooring and radiator.

Front Garden

Laid mainly to lawn with fenced boundaries, path to front door and driveway to the side leading to the parking area. Accessible to install an electric charging point if required (subject to local authority rules).

Outbuilding 8'0" x 6'0" (2.45 x 1.84)

Double glazed window to rear. Ideal space for an office or storeroom.

Rear Garden

Laid mainly to lawn with fenced boundaries, shed and wooden seating area. Decked area directly behind the house. The rear garden has a westerly outlook.

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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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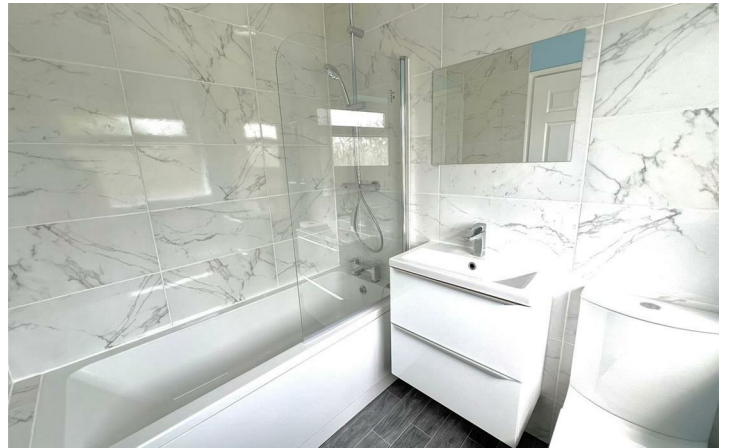
Valuations

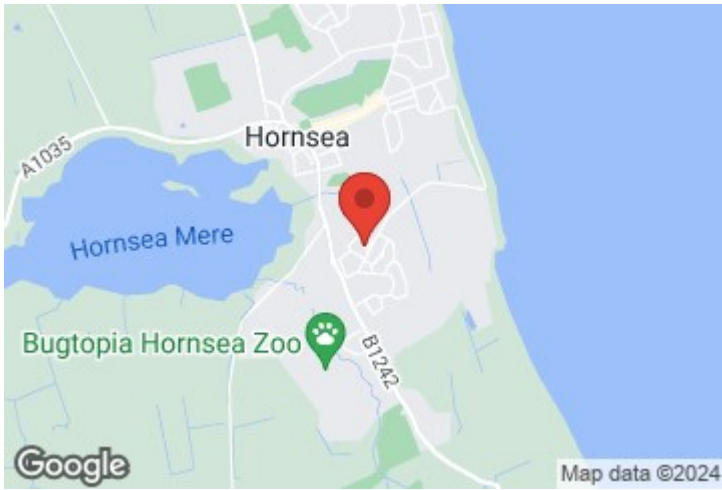
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- No chain involved
- Large kitchen diner
- Gardens front and rear

- Convenient location
- Three good sized bedrooms
- Westerly aspect to the rear

- Newly refurbished for sale
- Large driveway with ample parking
- Viewing highly recommended





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	84
	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		