



## Back Southgate Hornsea, HU18 1BA

\*\*\*\*\*BEAUTIFUL COTTAGE RETREAT. SUCCESSFUL HOLIDAY LET NEAR THE TOWN CENTRE\*\*\*\*\* This charming, deceptively spacious cottage property embodies the perfect blend of character, comfort, and convenience. As a successful holiday let, it offers a lucrative investment opportunity, while its beautifully presented interiors, garden room, courtyard garden, and proximity to the town centre make it an ideal investment. Embrace the charm and appeal of cottage living in a prime location where every detail has been crafted for enjoyment and relaxation. Whether you're looking for a profitable holiday let investment, a charming vacation home, or a permanent residence with character and convenience, this cottage offers an ideal solution. Call us now to book your viewing on 01964 533343.

Current energy rating - E, Council Tax band - A, Tenure - freehold.

**£164,950**

### **Entrance Hall 13'11" x 3'2" (4.25 x 0.98)**

Entrance door, original floorboards, dado rail and radiator.

### **Kitchen Diner 14'7" x 10'6" (4.47 x 3.22)**

Window to rear, a range of fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit and drainer with mixer tap. electric oven and gas hob, space for washing machine and tumble dryer, part tiled walls and tiled flooring plus radiator. Stairs to first floor with storage space under.

### **Lounge 13'7" x 12'0" (4.15 x 3.66)**

Window to front, picture rail, original floorboards and attractive original cast-iron Edwardian fireplace with stunning tiles and wooden mantelpiece. Picture rail and radiator.

### **Garden Room 9'4" x 9'1" (2.86 x 2.78)**

Cosy seating area looking over the rear courtyard. Traditional style half height dado panelling and vinyl flooring.

### **First Floor Landing 11'10" x 4'11" min (3.62 x 1.52 min)**

Spacious landing with useful built in linen cupboard.

### **Bedroom One 13'8" x 8'11" (4.18 x 2.72)**

Window to front aspect, laminate flooring, access to roof space and radiator.

### **Bedroom Two 9'8" x 10'7" (2.97 x 3.23)**

Window to front, laminate flooring and radiator. Door to en suite.

### **En Suite 7'4" x 3'3" (2.25 x 1.01)**

White three piece suite comprising:- step in shower cubicle, pedestal hand wash basin and low level wc. Part tiled walls and vinyl flooring, half height tongue and groove panelling and ladder style radiator.

### **Bedroom Three 11'9" x 9'4" (3.60 x 2.85)**

Beamed ceiling, window to rear, laminate flooring and radiator.

### **Bathroom 8'2" x 6'7" (2.51 x 2.03)**

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

### **Outside**

Attractive, compact courtyard garden to the rear with space for seating and gate and passageway to the front with useful dedicated bin storage space.

### **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

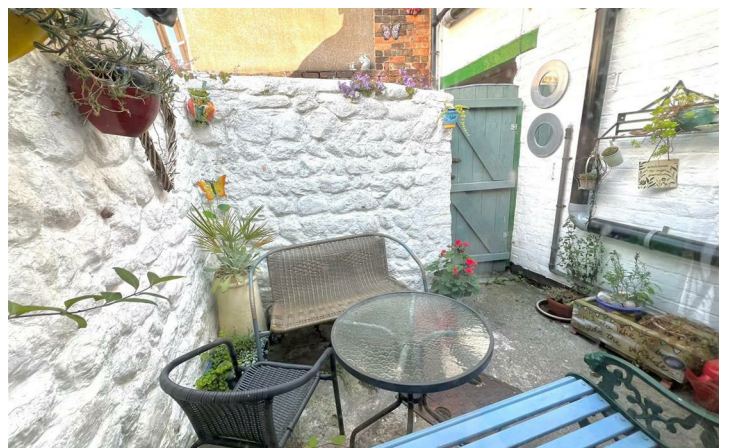
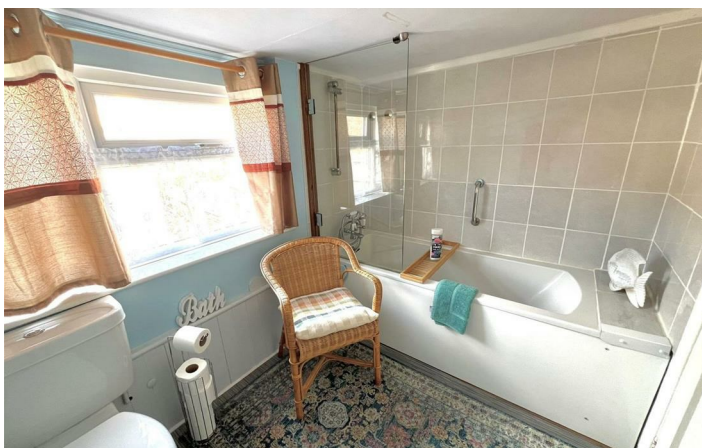
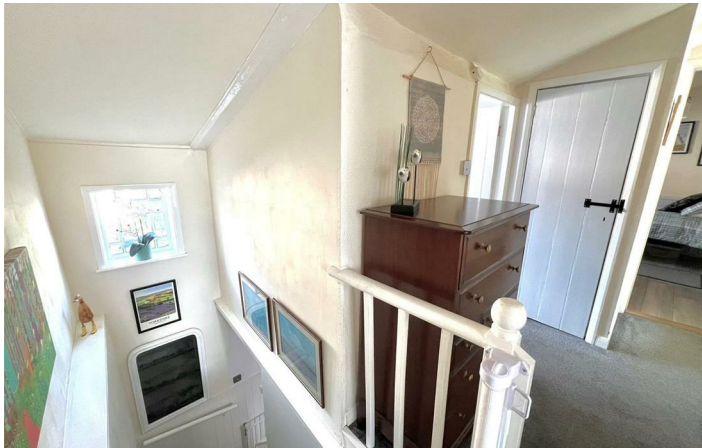
therefore, may be subject to a small margin of error.

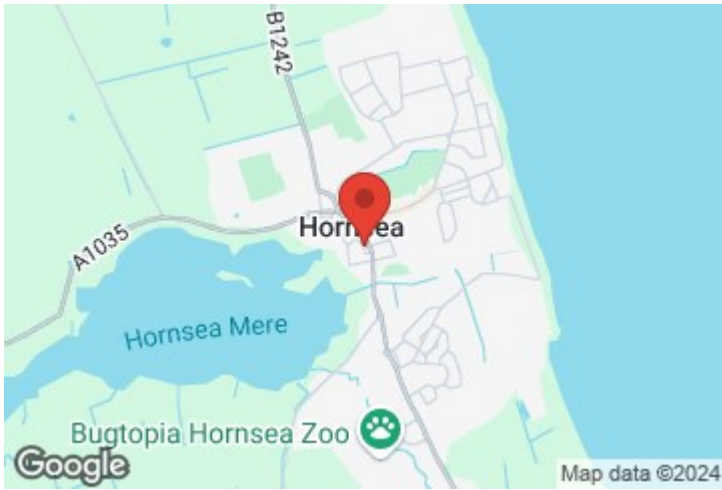
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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.

- Attractive cottage
- Deceptively spacious
- Close to town centre, short walk to Hornsea Mere and major supermarket
- Currently a successful holiday let
- Beautifully presented
- Kitchen diner, lounge and garden room
- Three bedrooms and two bathrooms
- Small courtyard garden
- Viewing essential





Floor Plan



Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

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>81</b>
		<b>46</b>	
<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>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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