



## Clifford Street Hornsea, HU18 1HZ

\*\*\*\*\*BEAUTIFULLY PRESENTED DETACHED, EXTENDED BUNGALOW\*\*\*\*\* This spacious property boasts three bedrooms, and a beautifully designed bathroom. The property's layout is perfect for those who enjoy entertaining, with a private pub that adds a unique touch to the home. Step outside to the south-facing rear garden, ideal for enjoying sunny afternoons and hosting gatherings with friends and family. The deceptively spacious bungalow offers ample room for comfortable living, making it a versatile space for various needs. The master suite is a true highlight, featuring a dressing room and a luxurious bathroom, providing a private sanctuary within the property. This property is perfect for those looking for a blend of character and modern amenities, offering a unique living experience in a sought-after location.

Energy Rating -D, Council Tax Band - D, Tenure - Freehold.

**Offers Over £325,000**

### **Entrance Hall 17'0" x 13'3" narrows to 6'2" (5.19 x 4.04 narrows to 1.90)**

Double glazed entrance door, large built in cupboard housing the central heating boiler, access to loft with ladder plus radiator. Loft has potential for expansion subject to local planning. Monitored security system.

### **Lounge 19'0" x 12'11" (5.80 x 3.94)**

Windows and French doors to rear deck. wooden mantelpiece and tiled hearth with wood burning stove, television point and two radiators.

### **Dining Kitchen 19'0" x 9'5" (5.80 x 2.89)**

Window and door to rear plus window to side, a range of matching wall and base units with complimentary worksurfaces over and 1 1/2 sink and drainer unit. Electric eye level oven and induction hob with extractor over. Double unit with space for washing machine and dryer, part tiled walls, part tiled floor and part laminate.. Breakfast bar and space for fridge freezer.

### **Master Suite - Hallway 11'9" x 5'0" (3.60 x 1.54)**

### **Master Suite - Bedroom 14'10" x 10'9" (4.53 x 3.29)**

Windows to front and side, television point, carpet, and downlights. Opening to walk in wardrobe with hanging and shelving space with downlights in both bedroom and wardrobe.

### **Master Suite - Bathroom 13'1" x 5'6" (3.99 x 1.68)**

Window to side, white four piece suite comprising:- Jacuzzi panelled bath, large step in shower cubicle, his and hers sink housed in a vanity unit and low level wc. Touch light mirror, ceramic tiled flooring with underfloor heating. Two heated towel rails with dual power source.

### **Bedroom 2 11'9" x 11'5" (3.60 x 3.48)**

Window to side, carpeted flooring, TV point and radiator.

- Deceptively spacious, extended detached bungalow
- Kitchen diner
- Ample parking and garage

### **Bedroom 3 9'10" x 6'11" (3.00 x 2.12)**

Currently used as an office, window to side, carpeted flooring, TV point and radiator.

### **Shower Room 6'11" x 5'4" (2.11 x 1.65)**

Window to side, white three piece suite comprising:- step in shower cubicle, pedestal hand wash basin and low level wc. Tiled walls and flooring, extractor fan, down lights and ladder style radiator.

### **Front Garden**

Large parking area comprised of Indian Sandstone, room for two cars plus one more on front drive.

### **Garage**

Single garage with electric up and over door. EV charging point, window to rear and personal door to rear decking. Hot and cold water point.

### **Rear Garden**

Beautifully landscaped, wholly private, south facing garden with decked seating area and patio to the rear of the property leading down to a lawned area with greenhouse, mature shrubs and fenced boundaries. There is an outbuilding that has been set up as an authentic pub with fireplace and bar. A perfect entertaining space.

### **Outbuilding/Pub 10'9" x 15'1" (3.29 x 4.61)**

A perfectly formed pub in the rear garden gives ideal space for entertaining with bar area and space for refrigerators underneath. Optics and space for glass storage over the bar. Mock fireplace, laminate flooring and is all compliant with building regulations. Separate consumer unit to the house and TV point.

### **About Us**

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing

- South facing rear garden and private pub
- Three bedrooms including master suite
- Decking and patio area
- Large hallway and lounge
- Two bathrooms
- Viewing highly recommended

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.

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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.





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 firms 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>                          |                         | <b>81</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 |                         |           |
| 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 |           |