



## Wilton Road Hornsea, HU18 1QU

\*\*\*\*\*BEAUTIFULLY APPOINTED GROUND FLOOR APARTMENT IN AN HISTORIC BUILDING\*\*\*\*\* Set within a characterful period building, this property has been thoughtfully renovated to a high standard to create a stylish and contemporary apartment. Preserving the charm and elegance of its original architecture, the apartment offers modern comforts and spacious living with an open-plan living area, designed to maximize natural light and provide a flexible space for relaxing, dining, and entertaining, two generously sized bedrooms and two modern shower rooms, one en-suite, ensuring comfort and convenience for residents. The high-quality fixtures and contemporary design provide a luxurious feel throughout. Whether you're seeking a stylish home, looking for a modern living space with character for permanent living or a holiday escape, or interested in a high-quality rental property, these apartments offer the perfect combination of historic charm and contemporary convenience.

We have included some artist impression drawings to the pictures so you can see exactly how this lovely property could look. Call us now to book your viewing and speak to Claire, Lisa or Donna on 01964 533343.

Energy rating - D, Council Tax Band - Awaited, Tenure - Leasehold.

**£185,000**

**Entrance Hall 14'6" max x 6'8" (4.43 max x 2.05)**

Impressive private entrance hall with double glazed door, tiled flooring, built in cupboard and radiator.

**Lounge 15'1" x 15'5" (4.62 x 4.71)**

Large reception room with beautiful bay window to the front, down lights and electric radiator.

**Kitchen 11'9" x 10'0" (3.59 x 3.06)**

Open plan to the lounge, a range of fitted wall and base units with worksurfaces over and splash backs incorporating single bowl sink unit and drainer with mixer tap over. Electric oven and hob with extractor hood, integrated fridge freezer, dishwasher and washing machine, tiled floor and door to rear garden.

**Main Bedroom 13'3" max x 12'11" max (4.04 max x 3.94 max)**

Window to front, carpeted flooring, down lights and electric radiator.

**En- suite 5'9" x 5'8" (1.76 x 1.75)**

White three piece suite comprising:- step in shower cubicle, vanity unit with wash hand basin and low level wc. Tiled walls and flooring, extractor fan down lights and ladder style heated towel rail.

**Bedroom 2 9'0" x 9'0" (2.75 x 2.75)**

Window to rear, downlights, carpeted flooring and electric radiator.

**Bathroom 6'8" x 6'7" (2.05 x 2.03)**

White three piece suite comprising:- free standing bath with shower over, pedestal hand wash basin and low level wc. Tiled walls and flooring, heated towel rail and extractor fan.

**Garden**

To the rear of the property is a gravelled garden that is communal for all three flats.

**Parking**

There is one allocated parking space for the ground floor apartment.

**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.

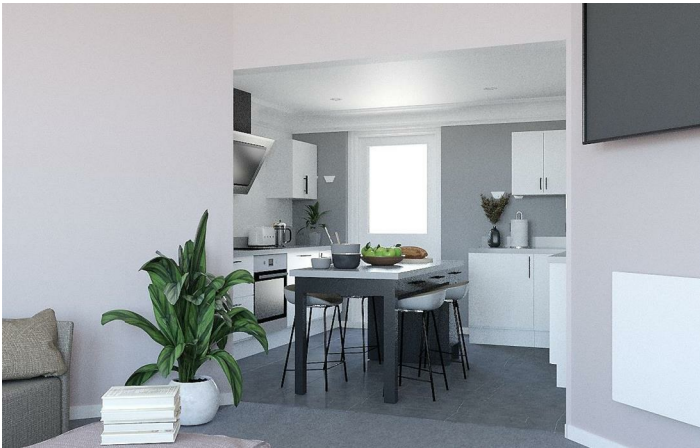
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**Valuations**

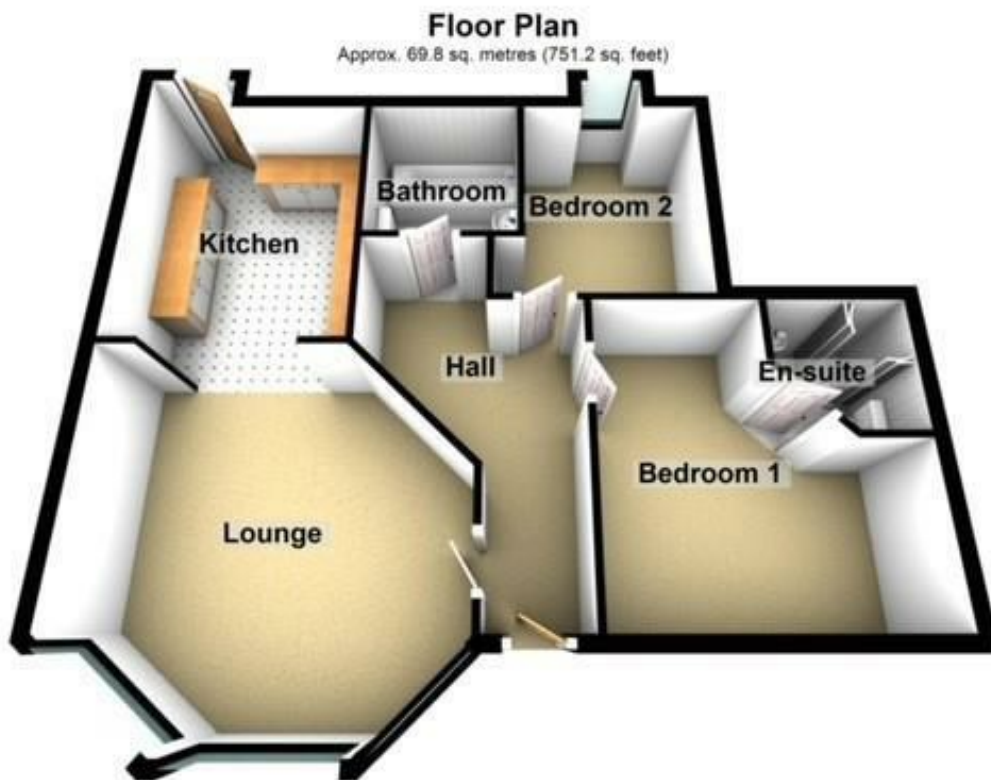
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Beautifully appointed apartment
- Open plan kitchen and lounge
- Gravelled courtyard garden to rear
- Attractive period property
- Two bedrooms
- Parking space
- Ground floor
- Bathroom and shower room
- Viewing essential





## Floor Plan



Total area: approx. 69.8 sq. metres (751.2 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>England &amp; Wales</b>		<b>58</b>	<b>58</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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		