



Southgate Hornsea, HU18 1AQ

*****BEAUTIFULLY PRESENTED PROPERTY CLOSE TO THE TOWN CENTRE***** This beautifully presented terraced house is an ideal starter home for those seeking comfort and convenience. With three well-proportioned bedrooms, this property offers ample space for a small family or individuals looking to establish their own sanctuary. The inviting reception room serves as a perfect gathering space, providing a warm atmosphere for relaxation and entertaining guests. The layout of the home is both practical and appealing, ensuring that every corner is utilised effectively. One of the standout features of this property is its proximity to the town centre, allowing residents to enjoy easy access to local shops, cafes, and amenities. Additionally, the property benefits from allocated parking at the rear, a valuable asset in this bustling area. This feature not only enhances the practicality of the home but also adds to the overall appeal, ensuring that parking is never a concern. Do not miss the chance to make this delightful house your new home, call us now to book your viewing.

EPC Rating - C, Council Tax Band - B, Tenure Freehold.

£151,900

Entrance Hall 5'1" x 3'9" (1.57 x 1.15)

UPVC front door, stairs to the first floor and radiator.

Lounge Diner 21'5" x 12'7" (6.53 x 3.84)

Window to front and rear, wooden mantelpiece with granite inset and hearth housing a log burner. Solid oak wooden flooring and two radiators.

Kitchen 9'6" x 6'10" (2.90 x 2.09)

Window and door to rear, fitted wall and base units, complementary worktops over incorporating a 1 1/2 bowl sink and drainer unit, part tiled walls, space for undercounter washing machine and refrigerator plus laminate flooring and radiator.

First Floor Landing

Steel effect balustrade with glass inset that has adjustable lighting.

Bedroom 1 12'4" x 10'1" (3.76 x 3.09)

Window to front, laminate flooring and radiator.

Bedroom 2 10'3" x 8'8" (3.13 x 2.65)

Window to rear, built in cupboard, laminate flooring and radiator.

- Perfect for access to the town centre
- Kitchen
- Courtyard garden to the rear

Bedroom 3 8'9" x 6'6" (2.68 x 1.99)

Window to front, over bulkhead built in bed platform and radiator.

Bathroom 6'3" x 5'5" (1.93 x 1.66)

Window to rear, 'P' shaped bath with screen and shower over with two shower heads, pedestal wash hand basin, low level wc, down lights and radiator.

Outside

Attractive courtyard garden to the rear, mainly flagged with planted borders, wooden shed and pedestrian gate with access to the rear allocated parking space in a separate courtyard, accessed from King Street.

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.

- Beautifully presented
- Three bedrooms
- Allocated parking behind

Disclaimer

Laser Tape Clause - Laser Tape Clause

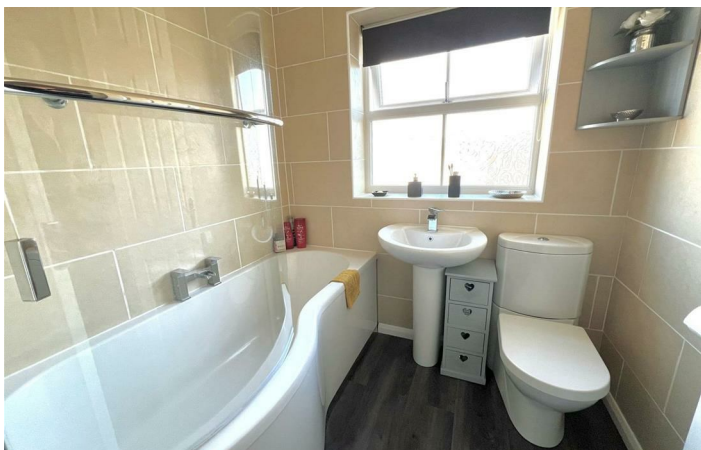
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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.

- Large lounge diner with log burner
- Bathroom with shower over bath
- Must be seen





Floor Plan



Total area: approx. 67.9 sq. metres (730.6 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 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) A		88
(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	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	