



Back Westgate Hornsea, HU18 1BL

Situated in the charming area of Back Westgate, Hornsea, this delightful cottage presents a unique opportunity for those seeking a blend of character and potential. With its quaint exterior and many original features, this property exudes a warm and inviting atmosphere that is sure to capture your heart. Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms offer ample space for relaxation, while the bathroom provides essential facilities. The layout of the house is both practical and appealing, making it an ideal choice for families or those looking to downsize. One of the standout features of this property is the secluded courtyard and patio area, providing a private outdoor space to unwind and enjoy the fresh air. This charming garden is perfect for al fresco dining or simply soaking up the sun in a tranquil setting. Conveniently located close to local amenities, you will find shops, cafes, and parks just a short stroll away, ensuring that everything you need is within easy reach. While the cottage does require modernising, this presents a wonderful opportunity to put your own stamp on the property and create a home that reflects your personal style. In summary, this quaint cottage in Hornsea offers a rare combination of original charm, outdoor space, and a prime location. With a little vision and effort, it could be transformed into a truly stunning home. Don't miss the chance to make this property your own.

Must be viewed to truly appreciate!!!!

EPC Rating - D, Council Tax Band - A, Tenure - Freehold.

Offers In The Region Of £190,000

Entrance Porch

3'9" x 3'11" (1.15 x 1.20)

Wooden front door leading to the porch.

Living Room

17'2" x 10'3" (5.24 x 3.13)

Attractive brick fireplace with gas stove dresses this room. French doors leading to the rear courtyard. Country style wooden door leading to the upstairs. Window to the front creating a light airy room.

Dining Room

13'2" x 8'5" (4.02 x 2.59)

Window to front, radiator and carpet plus a door leading to the living room.

Kitchen

14'6" x 12'2" (4.42 x 3.71)

Fitted wall and base units, with ample work surfaces plus ceramic 1 1/2 sink unit and drainer with mixer tap, gas hob, extractor hood. Part tiled walls compliment this room with vinyl flooring. window to front, boasting an Esse range cooker.

Utility

9'3" x 5'5" (2.82 x 1.67)

Wall and base units, work surfaces, sink unit and drainer, mixer tap, windows to side and rear, door to side, quarry tiled flooring.

Rear Courtyard

Secluded courtyard with established borders and paved area. Access to the front of the house from a side gate leading onto a gravelled shared path.

Cloakroom

2'11" x 5'4" (0.89 x 1.64)

Access to the cloakroom from the utility room. consisting of a window to the rear, plus low level

WC complimented by quarry tiled flooring.

First floor landing

8'6" x 8'11" (2.60 x 2.72)

Spacious landing leading to the bedrooms and bathroom. Spindled banister plus window to side creating a natural light area, gas central heating boiler within a storage cupboard.

Bathroom

Situated on the first floor a white three piece suite comprising panelled bath with shower over, pedestal hand wash basin and WC. Part tiled walls with wood effect vinyl flooring plus radiator. Concertina shower screen with a window to the front,

Bedroom 1

17'0" x 12'4" (5.20 x 3.76)

Windows to the front and rear create a light airy master bedroom. There are attractive fitted wardrobes plus fitted dressing table with radiator and carpet.

Bedroom 2

12'2" x 7'7" (3.73 x 2.33)

Good sized room with window overlooking the front of the cottage, carpeted flooring plus a radiator.

Bedroom 3

12'4" x 9'0" x 5'11" x 3'5" (3.78 x 2.75 x 1.82 x 1.05)

Window to rear overlooking the courtyard, carpeted flooring. Alcove to rear of the bedroom.

About Us (Paragraph)

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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 (Paragraph)

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 (Paragraph)

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.

- Fantastic location close to all amenities
- Good sized bedrooms
- Larger than average cottage

- Many original features
- Must be seen to appreciate

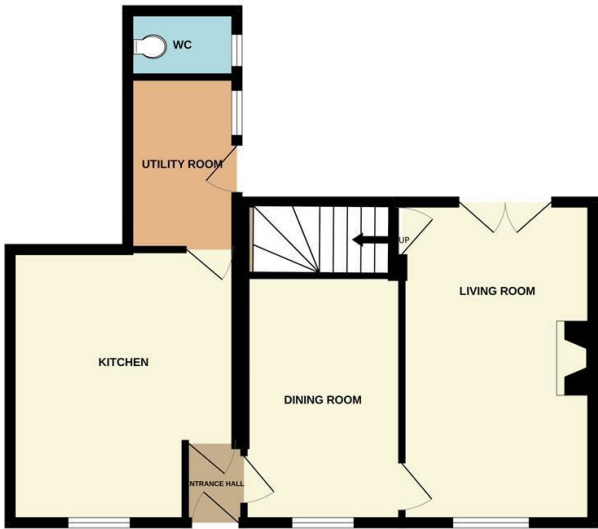
- Secluded courtyard with access at side of cottage
- In need of modernisation



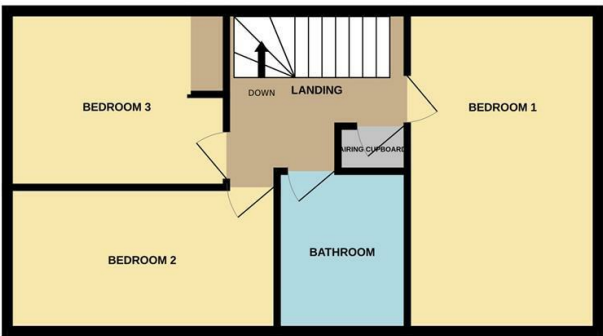


Floor Plan

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	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	