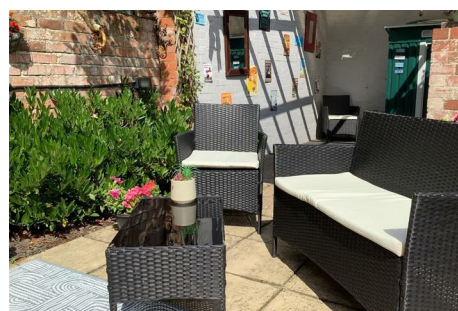




Atwick Road Hornsea, HU18 1EH

Hidden in the charming area of Atwick Road, Hornsea, this delightful cottage presents an exceptional opportunity for those seeking a tranquil retreat. With its tasteful decor and inviting atmosphere, this property is sure to capture your heart.

Spanning two floors, the cottage boasts a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests. The three bedrooms offer ample accommodation, making it ideal for families or those wishing to have a guest room. The bathroom is conveniently located, ensuring comfort and privacy for all residents.

The spacious kitchen is a standout feature, providing plenty of room for culinary creativity and family gatherings. Its design allows for both functionality and style, making it a wonderful hub for daily life.

Step outside to discover a peaceful patio area, surrounded by lush plants and borders, creating a serene outdoor space for enjoying the fresh air or hosting summer barbecues. This garden oasis is perfect for unwinding after a long day or simply enjoying the beauty of nature.

Situated in a sought-after location, this cottage offers the perfect blend of comfort and convenience. With local amenities and the stunning coastline of Hornsea just a short distance away, you will find everything you need within easy reach.

This property is a true gem, offering a harmonious lifestyle in a picturesque setting. Do not miss the chance to make this charming cottage your new home.

Viewing is highly recommended

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

£199,500

Entrance Hall

4'9" x 5'5" (1.45 x 1.66)

French opaque double glazed entrance door with mini bar feature on the wall creating a welcoming micro bar plus an arch style french window. Door leading to the living room.

Living Room

13'8" x 16'5" (4.19 x 5.02)

Gas effect log burner with oak mantle are one of the many features of this room. Boasting coving to the ceiling plus carpeted flooring and a window overlooking the front of the cottage. Dado railing compliments the decor in this room as well as the open latted bannister with staircase leading to the first floor.

Kitchen Diner

13'8" x 11'0" (4.19 x 3.36)

Stylish base and wall units add elegance to this kitchen diner whilst the work surfaces create ample space making it a chef's dream kitchen. It benefits from integrated dishwasher, fridge, freezer, microwave, electric oven and gas hob with a sink and drainer plus mixer tap. The laminate flooring, part tiled walls also the barn style door compliment this kitchen diner.

Utility

8'7" x 4'5" (2.63 x 1.36)

This room oozes natural light created by the double glazed entrance door and window. Shelving and washing machine make this a practical space complimented with Led lighting and laminate flooring.

First Floor Landing

The open plan stairs lead to the first floor with ample hall space leading to the bedrooms, walk in wardrobe and bathroom. Carpeted stairs with bannister lead to the second floor.

Bedroom 1

10'11" x 11'1" (3.33 x 3.39)

Fitted wardrobes add elegance to this room with a ceiling rose and

picture rail adding charm. The carpeted flooring, tasteful decor and window to the front finish this room beautifully.

Bedroom 2

8'4" x 8'3" (2.55 x 2.54)

The picture rail and carpeted flooring create a stylish bedroom with a radiator and window to the front of the cottage.

Bathroom

7'8" x 8'1" (2.36 x 2.48)

Wow moment when you walk in this room with its step in shower cubicle, tiled walls and flooring all adding elegance to this room. It boasts a free standing bath as well as a vanity unit and low level W.C Heated towel rail adds warmth.

Walk in Wardrobe

5'0" x 2'5" (1.54 x 0.74)

Practical wardrobe space with built in rails, shelving and lighting.

2nd Floor Landing

Stairs from the first floor landing lead to the 2nd floor landing with a door to the third bedroom.

Bedroom 3

27'11" x 8'0" x 4'5" (8.53 x 2.45 x 1.35)

Built in the loft space, this room oozes space and natural light with Velux windows built into the sloped ceiling. The loft is accessed through a door in the eaves.

Patio garden

A quaint paved area enveloped by a brick wall creating a tranquil space to relax. It has flowerbeds and shrubs making a lovely place to chill and unwind. It has storage to the rear of the patio garden and parking for two cars.

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

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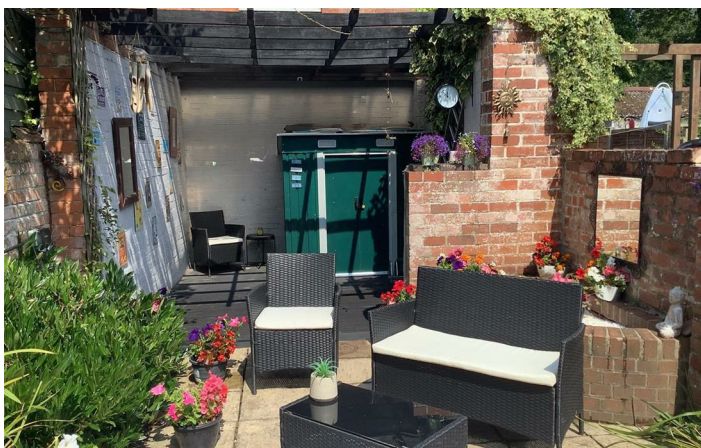
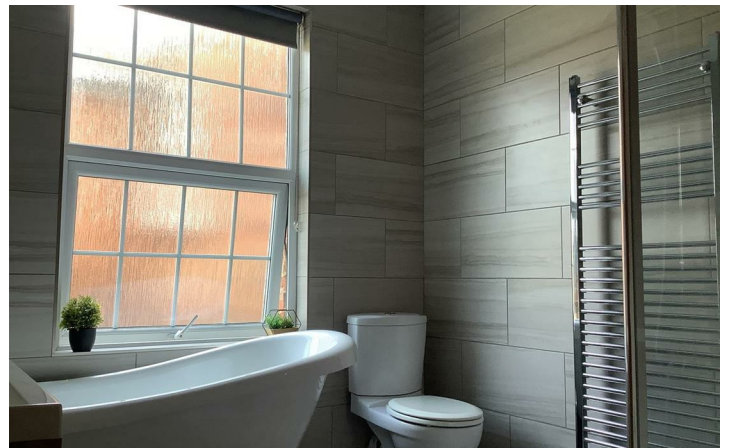
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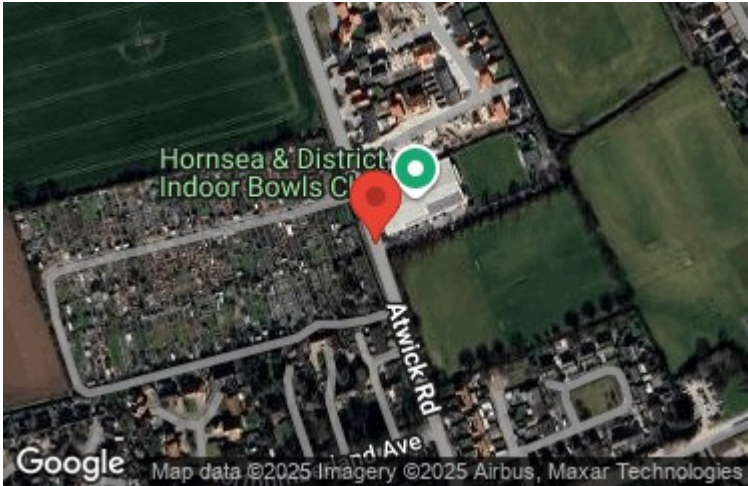
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Valuations

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.

- Quirky cottage in a secluded location
- Wonderful micro bar as you enter the cottage
- Stylish living room with gas log effect fire and oak mantle
- Off street private parking
- Dream kitchen with many integrated appliances
- Wow bathroom with walk in shower as well as a free standing bath
- Quaint patio area boasting shrubs and borders
- 3 double bedrooms sprawled across two floors
- A short walk to all Hornsea has to offer!
- !!!Must be seen to truly appreciate!!!





Floor Plan



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	