



HORNSEA PROPERTY SERVICES

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Cliff Road, Hornsea, East Yorkshire, HU18 1HU



*******NO ONWARD CHAIN******* The living is easy in this stylish residence that has recently undergone a full refurbishment, located close to both the town centre and the seafront, this great sized home is enveloped in light and comfort. An open fire, new carpets, contemporary kitchen and bathrooms but retaining lots of period features create a style suited perfectly to the modern family. The floorplan briefly encompasses entrance hall, lounge with double doors through to the dining room, kitchen and utility to the ground floor then four bedrooms and two bathrooms laid out over a further two floors. The property benefits from new full double glazing and gas central heating system. Externally is a paved drive to the front and a good sized garden to the side and rear. Not to be missed, this family home is available to view immediately so call HPS on 01964 533 343 to book yours. Current EPC rating of 'D'.

- Newly refurbished property
- Ideal location
- Spacious family accommodation
- Modern and period features
- Parking and garden
- Waiting for you to view

72 Southgate
Hornsea
East Yorkshire
HU18 1AL
England

£190,000

Cliff Road, Hornsea, East Yorkshire, HU18 1HU

Entrance hall

Staircase to first floor with spindled banister, understairs cupboard and radiator.

Lounge 4.46 x 3.79 into bay (14'8" x 12'5" into bay)

Bay window to front, open fireplace with brick mantelpiece, television point, original coving to ceiling, original ceiling rose, original skirting boards and a radiator.



Dining room 3.95 x 3.2 (13'0" x 10'6")

Rear window, original coving to ceiling, original ceiling rose, double doors between living room and dining room and radiator. Door to kitchen.

Kitchen 6.19 x 2.23 (20'4" x 7'4")

Two windows to side, fitted wall and base units, single drainer Franke granite sink, built in electric oven, built in electric hob and recirculating extractor, space for a fridge/freezer plus space and plumbing for a dishwasher. TV point, tiled splashbacks luxury vinyl tile effect flooring and door to utility room.



Utility Room 2.74 x 2.66 (9'0" x 8'9")

Work surface, space and plumbing for washing machine, space and vent for dryer, windows to rear and rear door. Separate wc.

First floor landing

Radiators on this floor with doors leading to: two bedrooms, bathroom and shower room.

Master Bedroom 5.17 x 4.4 (17'0" x 14'5")

Bay front window, fitted wardrobes, bedside cabinets, television point, coving to ceiling, original skirting boards and a radiator.



Shower Room 2.39 x 1.56 (7'10" x 5'1")

White three piece suite comprising:- pedestal wash hand basin, step in shower cubicle, low level w.c and tiled walls, Karndean flooring with a radiator.

Bedroom 2 2.82 x 3.56 (9'3" x 11'8")

Rear window, two fitted wardrobes and set of drawers, television point and a radiator.



First Floor Bathroom

White four piece suite comprising:- freestanding contemporary bath with taps and shower attachment, vanity units housing wash hand basin, step in shower, low level w.c, tile effect vinyl flooring, a rear window and a radiator.



Second Floor landing

This floor has a sky light with a velux window and a radiator. Doors leading to two bedrooms.

Bedroom 3 4.77 x 3.63 (15'8" x 11'11")

Window to front, television point and a radiator.



Bedroom 4 2.85 x 2.61 (9'4" x 8'7")

Velux window to rear, television point and a radiator.



Front garden

Mainly paved with a driveway and off street parking.

Rear side garden

Mainly paved, fenced boundaries with gate access.

About Us

Now well established, our sales team at Hornsea Property Services 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 us for yourselves - you have nothing to lose and everything to gain.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
(92-100)	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			
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