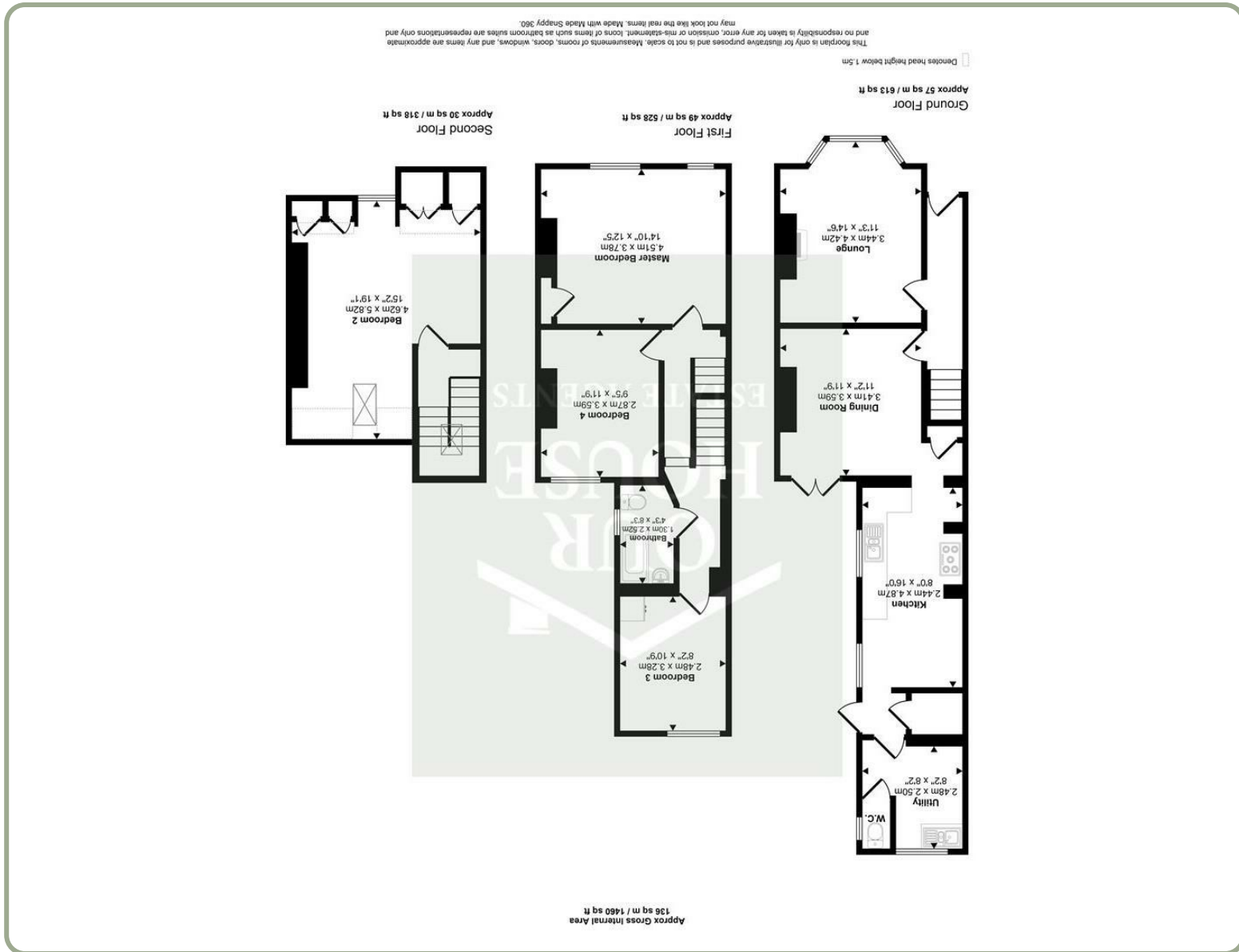
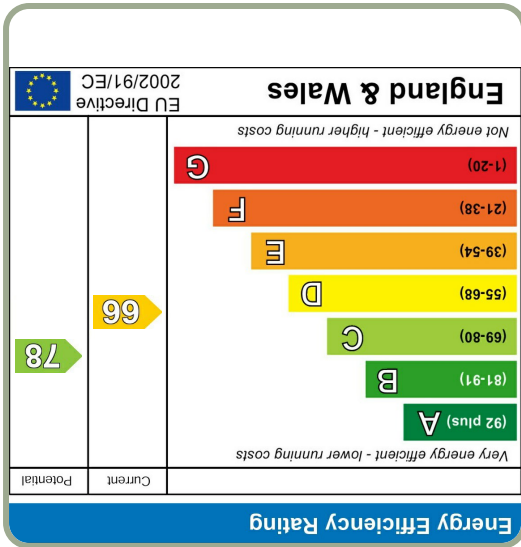


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

### Viewing



## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
 T. 01964 532121 | E. office@ourhouseestateagents.co.uk



15 Clifton Street, Hornsea, HU18 1HY  
 £189,950

4 bedrooms, 1 bathroom, 2 living areas, Energy Rating D



**Entrance Hall**  
Includes entrance door with a staircase leading to first floor, Laminate flooring and radiator.

**Cloakroom (WC)**  
Offers a side window, W.C, Extractor fan and radiator.

**Lounge**  
14'9" x 11'5"  
This lounge offers a front facing bay window, Multi fuel fireplace, Cornicing ceiling and ceiling rose, Dado rail, Radiator and carpeted.

**Dining/Living Room**  
12'0" x 11'5"  
French doors leading to rear garden, Brick fireplace, Radiator, Vinyl floor and understairs cupboard.

**Breakfast Kitchen**  
16'4" x 8'3"  
The kitchen includes two side-facing windows providing natural light, fitted wall and base units with work surfaces, and a single drainer gas cooker points with space for a range-style oven. Additional features include a radiator, part painted walls, and laminate flooring.

**Utility**  
8'3" x 8'3"  
Rear facing window, Single drainer stainless bowl sink, Radiator, Vinyl floor and space and plumbing for dishwasher.

**First Floor Landing**  
Includes the staircase to second floor.

**Second Floor Landing**  
Carpeted with a rear velux window and a spindle banister.

**Master Bedroom**  
14'9" x 12'7"  
Carpeted bedroom with two front facing windows, Covling to ceiling and radiator.

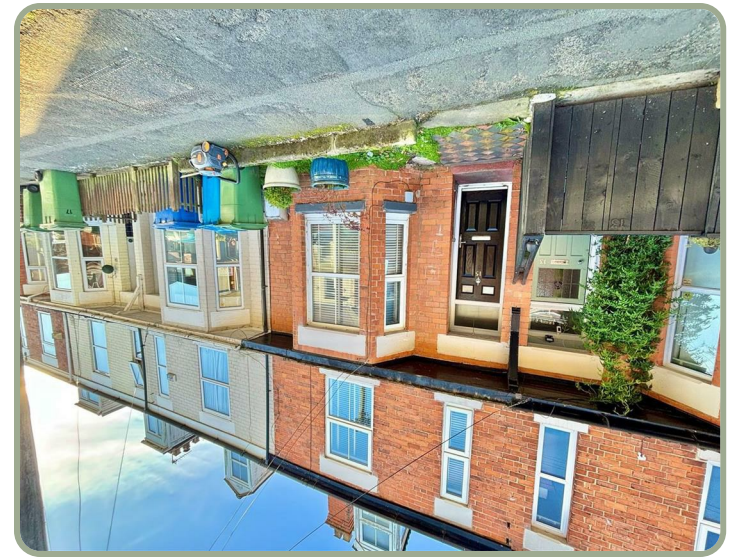
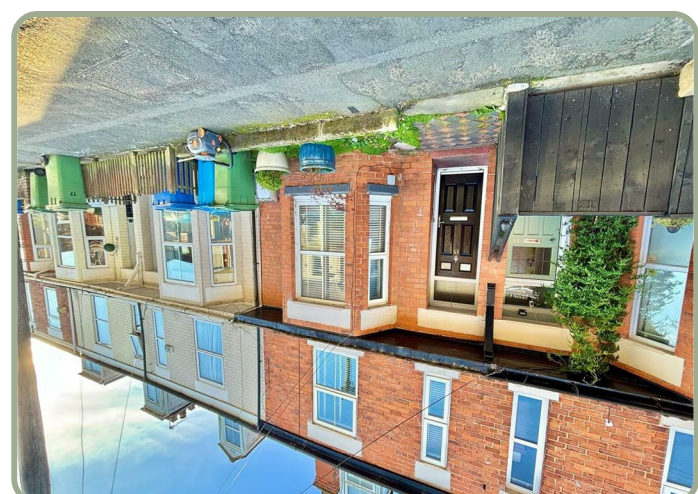
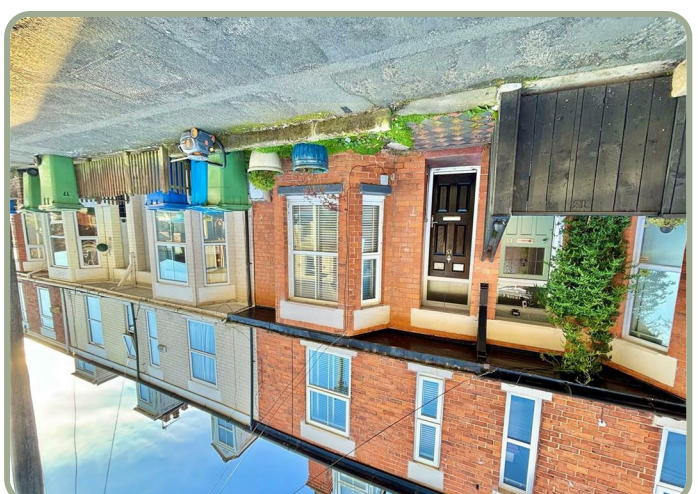
**Bedroom 2**  
12'1" x 9'5"  
Includes a front facing dormer window, Fireplace, Two radiators, Storage to eaves and carpeted.

**Bedroom 3**  
10'11" x 8'4"  
Carpeted bedroom with rear facing window, Radiator and cupboard housing boiler.

**Bedroom 4**  
18'8" x 13'6"  
Carpeted bedroom with window facing the rear of the property and a radiator.

**Bathroom**  
8'5" x 4'5"  
Side window, W.C, Hand wash basin with storage under, Panelled bath with shower over, Heated towel rail, Tiled floor and tiled walls.

**Rear Garden**  
Laid mainly to lawn with a patio area, fenced boundaries and planted borders. Other features include a tree and an outside tap.



This spacious four-bedroom terraced property is arranged over three floors and offers a great balance of character, practicality and potential. The ground floor features a welcoming lounge, a separate dining room, and a generous kitchen diner, providing plenty of space for day-to-day living and entertaining. A useful utility room and downstairs W.C. add further convenience.

On the first floor, you'll find three well-proportioned bedrooms along with a family bathroom, while the top floor is home to a fourth double bedroom.

Externally, the property enjoys a south-facing rear garden with a paved area and lawn, creating the perfect setting for outdoor dining and enjoying the sunshine throughout the day.

Offering flexibility, space, and the chance to put your own stamp on it, this is an excellent opportunity for buyers looking for a home with plenty of potential.

Call Our House to arrange a viewing now!

EPC: D  
Council Tax: B  
Tenure: Freehold