



**42 Clifton Street, Hornsea, HU18 1HY**  
**£289,950**

# 42 Clifton Street, Hornsea, HU18 1HY

A lovely detached home located on Clifton Street in the coastal town of Hornsea, offering a fantastic opportunity for buyers seeking a well-cared-for property with scope for internal modernisation.

The property is neatly presented throughout and provides well-balanced accommodation. The ground floor comprises a comfortable living room, a separate dining room ideal for family meals or entertaining, a kitchen, and a bathroom. To the first floor are three good-sized bedrooms along with a convenient W.C.

Externally, the property benefits from off-road parking to the front, while to the rear is a beautiful, well-maintained garden—perfect for enjoying outdoor living.

Combining tidy presentation with excellent potential, this property is ideal for those looking to personalise a home to their own style and requirements.

EPC - Awaited  
Council Tax - D  
Tenure - Freehold

## Front Garden

Driveway with parking for two and gravelled area.

## Entrance Porch

Leads to patio door

## Entrance Hall

Carpeted with entrance door, Staircase to first floor, Radiator and banister.

## Lounge

15'5" x 9'10" (4.72 x 3)

Includes front facing window, Gas fireplace, Coving to ceiling, Radiator and laminate floor.

## Dining Room

10'10" x 10'4" (3.32 x 3.17)

Features a front facing bay window and a side window, Coving to ceiling, Ceiling rose, Radiator and laminate floor.

## Kitchen

12'10" x 10'11" (3.93 x 3.34)

Rear-facing window and doors leading to the garden. Fitted wall and base units with work surfaces, incorporating a one-and-a-half bowl composite sink with single drainer. Integrated washing machine and fridge freezer, with a built-in electric hob and oven. Tiled flooring, extractor fan, and radiator.

## First Floor Landing

Carpeted with a front facing window

## Master Bedroom

15'7" x 9'10" (4.75 x 3.02)

Carpeted with front, side and rear window, Built in wardrobes and storage, Coving to ceiling and radiator.

## Bedroom 2

14'2" x 8'4" (4.33 x 2.56)

Side and rear window, Built in cupboard that houses the hot water tank, Coving to ceiling, Loft access and radiator.

## Bedroom 3

10'11" x 6'10" (3.34 x 2.1)

Carpeted with front facing window, Coving to ceiling and radiator

## Ground Floor Bathroom

8'5" x 6'5" (2.58 x 1.96)

Side and rear facing window, W.C, Hand wash basin, Panlled bath (with shower over), Heated towel rail, Tiled floor and tiled floors


## Seperate WC

Rear facing window, W.C, Hand wash basin, Radiator, Partly tiled walls and coving ceiling

## Rear Garden

This rear garden is laid mainly to lawn, includes side access, fenced and hedged boundaries, planted borders, greenhouse and summer house

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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