



20 Westgate, Hornsea, HU18 1BP

£260.000



Beautifully presented Grade II listed cottage situated in a convenient town centre location in the heart of Hornsea, combining timeless character with stylish modern living. Offering more space than first appears from the roadside, along with attractive outdoor areas and extensive off-street parking, this charming home is full of warmth, character and practicality.

Rich in period features, the property showcases exposed beams, original stone walls and an impressive feature fireplace, all thoughtfully complemented by tasteful contemporary updates to create a home that feels both characterful and comfortable.

The accommodation briefly comprises entrance hall, inviting lounge, separate dining room, fitted kitchen, rear hall, family bathroom and two generous double bedrooms to the first floor, both benefitting from vaulted ceilings which enhance the sense of space and character.

Outside, the property enjoys a cottage-style garden with seating areas, while to the side there is a substantial gravelled parking area providing off-street parking for multiple vehicles alongside an additional grassed area.

Early viewing is highly recommended to fully appreciate the charm and character this unique home has to offer.

EPC: D
Council Tax: C
Tenure: Freehold

Entrance Hall

Lounge

14'0" x 10'8" (4.28 x 3.26)





Dining Room

14'4" x 11'0" (4.37 x 3.37)

Kitchen

9'1" x 7'6" (2.78 x 2.31)

Rear Hall

Bathroom

7'5" x 5'10" (2.28 x 1.79)

First Floor Landing

Bedroom 1

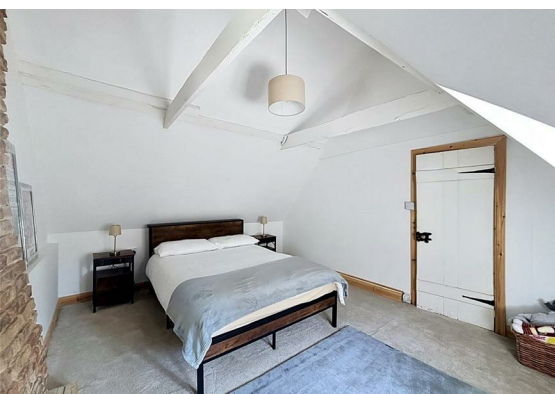
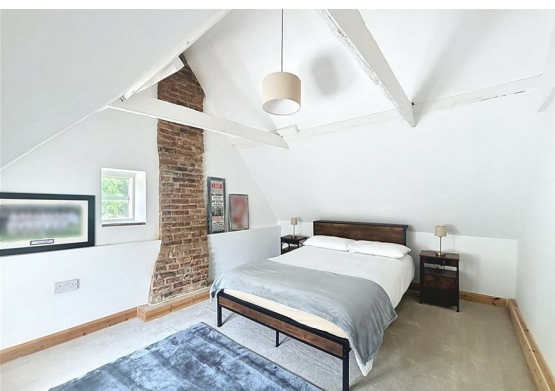
11'1" x 14'3" (3.40 x 4.35)

Bedroom 2

14'3" x 10'11" (4.35 x 3.33)

Rear Garden

Side garden and parking



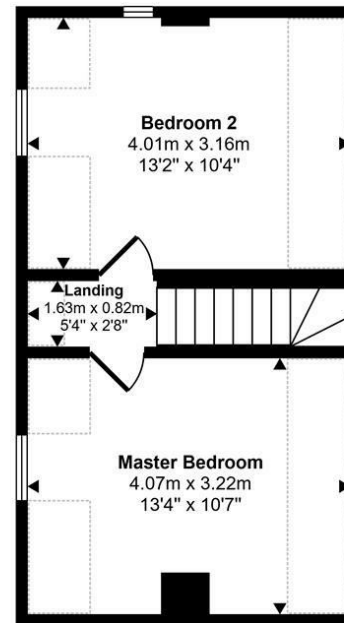
Approx Gross Internal Area
73 sq m / 782 sq ft



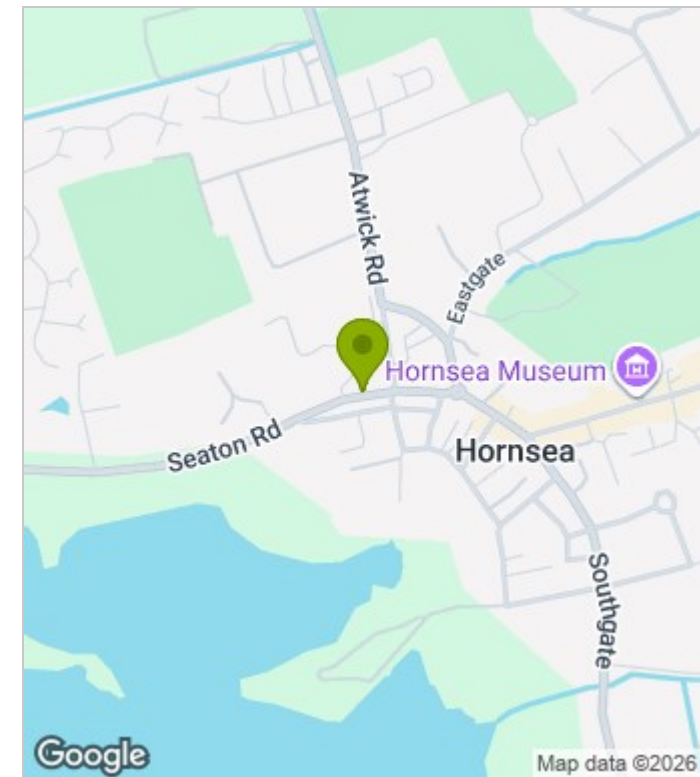
Ground Floor
Approx 42 sq m / 455 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 30 sq m / 326 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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