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ESTATE AGENTS



## Mereside Terrace

Hornsea, HU18 1AZ

In the delightful area of Mereside Terrace, Hornsea, this wonderful house offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from both the bustling town centre and the picturesque coastline, making it an ideal spot for those who appreciate the beauty of seaside living. Upon entering, you will be greeted by good-sized rooms that provide ample space for relaxation and entertaining. The property has been tastefully decorated, ensuring that it is ready for you to move in without the need for any immediate renovations. Each room has been thoughtfully designed to create a warm and inviting atmosphere, perfect for both family life and hosting guests. One of the standout features of this home is the rooftop terrace, which offers a unique outdoor space to unwind and enjoy the fresh air. Whether you wish to bask in the sun or enjoy a quiet evening under the stars, this terrace is sure to become a favourite spot. Additionally, the property boasts plenty of storage space, allowing you to keep your living areas tidy and organised. This practical feature is often sought after in homes, making it a valuable asset for any potential buyer or renter. In summary, this house on Mereside Terrace is a wonderful opportunity for those seeking a stylish and spacious home in a desirable location. With its close proximity to both town and coast, along with its appealing features, it is a property that should not be missed.

VIEWING HIGHLY RECOMMENDED!!!!

EPC- C, Council Tax Band- A, Tenure-Freehold

**£160,000**

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## Entrance Porch

5'11" x 3'1" (1.81 x 0.95)

Double glazed door with window to the front. Carpeted flooring and a built in cupboard. Door leading to the hall.

## Hall

11'7" x 9'2">6'5" (3.54 x 2.80>1.97)

Spacious and light area with laminate flooring. Under stairs cupboard. French style front door as well as a window to the front. Open plan stairs leading to the first floor plus doors to the kitchen, dining room also living room.

## Living Room

13'9" x 10'1" (4.20 x 3.08)

Tastefully decorated with laminate flooring plus frosted glass door. It boasts windows to the front and side creating a bright, spacious room.

## Dining Room

16'7" x 7'10" (5.06 x 2.39)

A delightful room with laminate flooring plus coving to the ceiling as well as a window to the front. It is complimented with two cupboards creating ample storage space.

## Kitchen

11'7" x 6'11" (3.54 x 2.13)

Galley Kitchen with fitted wall and base unit plus laminate work surfaces creating plenty of space for all your culinary needs. It boasts a stainless steel sink plus drainer and a mixer tap. Breakfast bar or space for a range of white goods. Sky light oozes natural light into this room as well as fresh air.

## First Floor Landing

9'9" x 4'4" (2.98 x 1.34)

Access to the roof top terrace from the landing (via double

glazed door) also bedrooms and bathroom. Carpeted flooring plus wrought iron banister adds style to this area.

## Bedroom 1

14'0" x10'5" (4.27 x3.18)

Good sized bedroom with windows to the front and side creating a room drenched in natural light. Carpeted flooring, radiator as well as coved ceiling add charm to this room.

## Bedroom 2

14'9" x 8'3" (4.50 x 2.52)

Lovely room with built in cupbaord boasting hanging rail. Coved ceiling and carpeted flooring add elegance to this room.

## Bathroom

9'10" x 5'7" (3.01 x 1.71)

A delightful room with 3 piece suite compromising of a panelled bath and pedestal hand wash basin plus a low level W.C. It boasts a shower over the bath as well as part tiled walls. The built in cupboard houses the boiler. Laminate flooring adds style to the decor in this room.

## Roof top terrace

Lovely area to relax, accessed from the double glazed door on the first floor landing, complimented with artificial grass.

## About Us

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## Disclaimer

### Laser Tape Clause

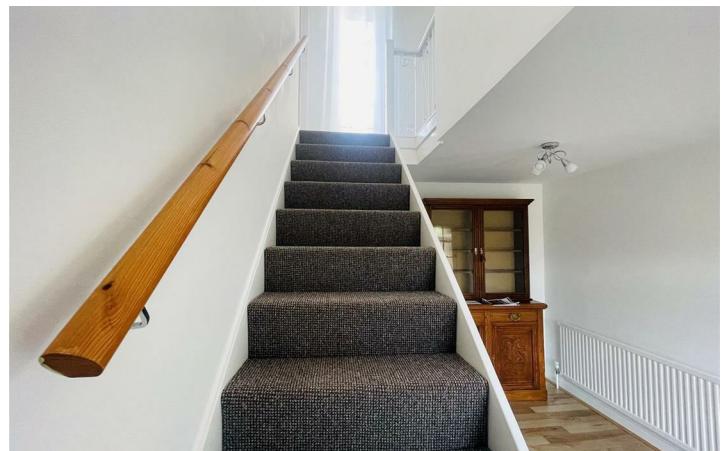
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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## Valuations

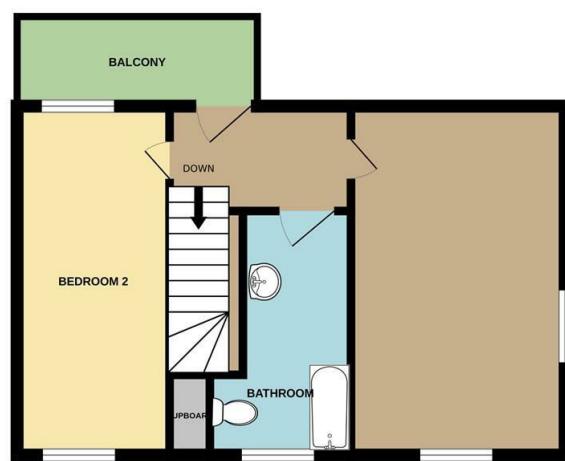
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Key ready home tastefully decorated
- Located a short distance from all Hornsea has to offer
- Good sized bedrooms
- Stylish bathroom
- Close to all the amenities
- Roof top terrace ideal for chilling out
- Ample storage space throughout the property
- Cavity insulation creating a warm, cosy home
- Must be viewed to truly appreciate all it has to offer!!





## Floor Plan



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

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		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			