



Merrywood Rolston Road, Hornsea, HU18 1UR

£335,000



This detached property offers a rare opportunity to create a truly stunning family home in one of Hornsea's most desirable locations. Previously used as offices before becoming a residential rental property, the house currently provides four bedrooms and spacious accommodation, with tremendous scope to remodel, modernise and reconfigure to suit individual requirements.

Outside, there is a west-facing rear garden, a garage, and a generous driveway providing parking for several vehicles.

A property with huge potential, offering the perfect blank canvas for buyers looking to add value and create something special.

EPC - C
Council Tax - D
Tenure - Freehold

Front Garden

Includes lawn and driveway with parking for three.

Entrance Hall

Staircase to first floor, Radiator and coving.

Cloakroom (WC)

W.C, Wash hand basin and rear window.

Lounge

17'10" x 11'10" (5.46 x 3.63)

Front and rear facing window, Coving ceiling and radiator.

Dining Room

11'10" x 10'8" (3.63 x 3.26)

Front facing window, Coving ceiling, Radiator and an open arch and step down to snug.





Kitchen

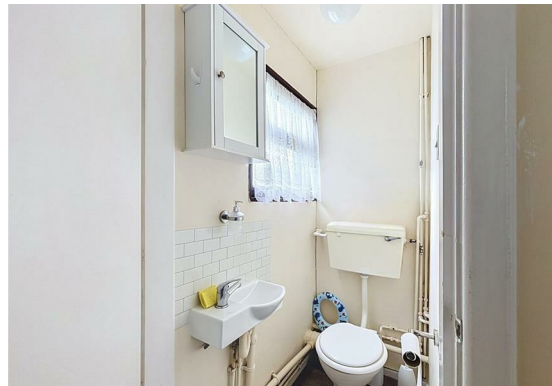
15'1" x 8'7" (4.61 x 2.64)

Rear-facing window and doors opening onto the garden. Fitted with a range of wall and base units incorporating a one-and-a-half bowl single-drainer composite sink. Built-in electric hob and electric oven with extractor fan above. Partially tiled walls, vinyl flooring, and space for both a washing machine and dishwasher. Useful pantry cupboard providing additional storage.

Utility/ Rear Porch

8'5" x 6'7" (2.58 x 2.02)

Side facing window, Doors to garden, Space for dryer and loft access.



Snug Room

13'9" x 10'7" (4.2 x 3.25)

Side facing bay window, Radiator, Staircase to first floor and steps up to dining room.

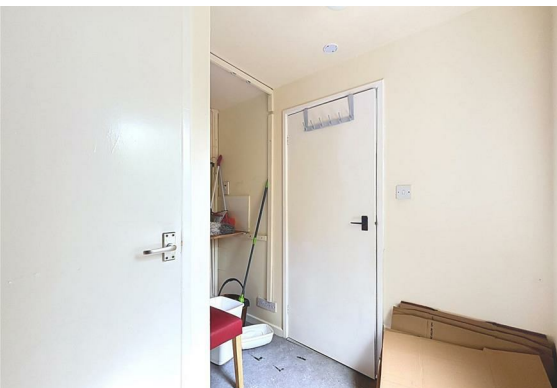
First Floor Landing

Two rear facing window, a large cupboard and has loft access.

Master Bedroom

18'4" x 11'11" (5.61 x 3.64)

Front facing window, Coving to ceiling and radiator.



Bedroom 2

11'11" x 12'2" (3.64 x 3.73)

Front facing window, Built in cupboard and radiator

Bedroom 3

18'0" x 10'10" (5.49 x 3.32)

Side facing window, Is accessed via the other staircase, Beam, Shower and sink.

Bedroom 4

8'9" x 8'9" (2.67 x 2.67)

Rear facing window, Built in cupboards, radiator and laminate flooring

Shower Room

8'7" x 5'8" (2.62 x 1.73)

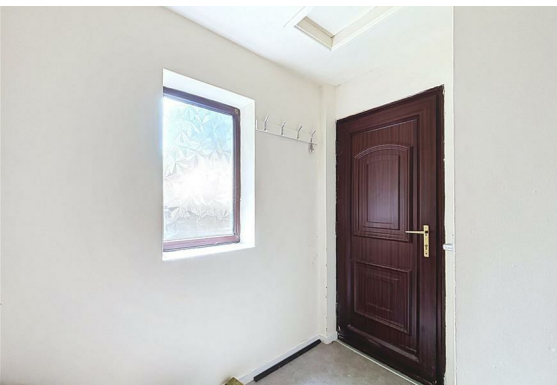
Rear facing window, Vanity hand wash basin, Step in shower, Heated towel rail, Tiled walls, Extractor fan and laminate flooring.

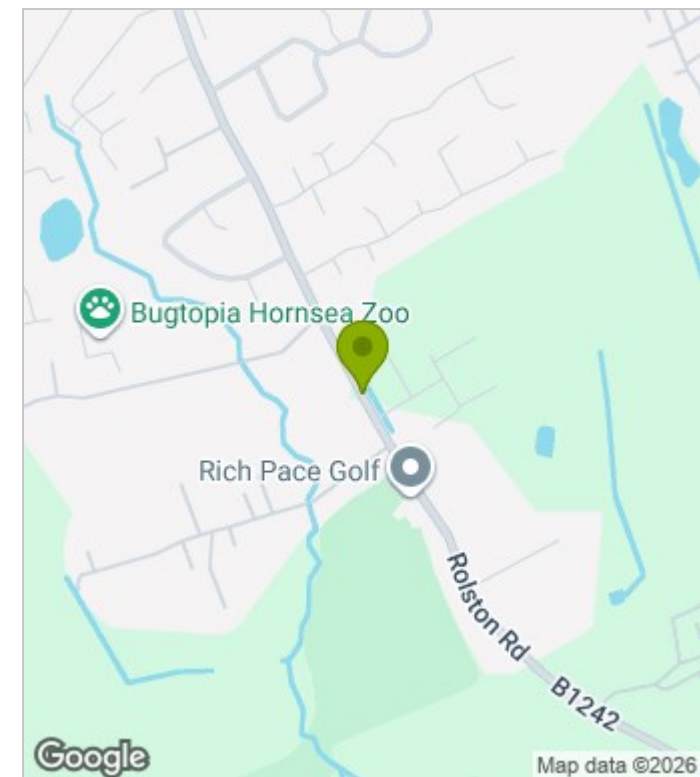
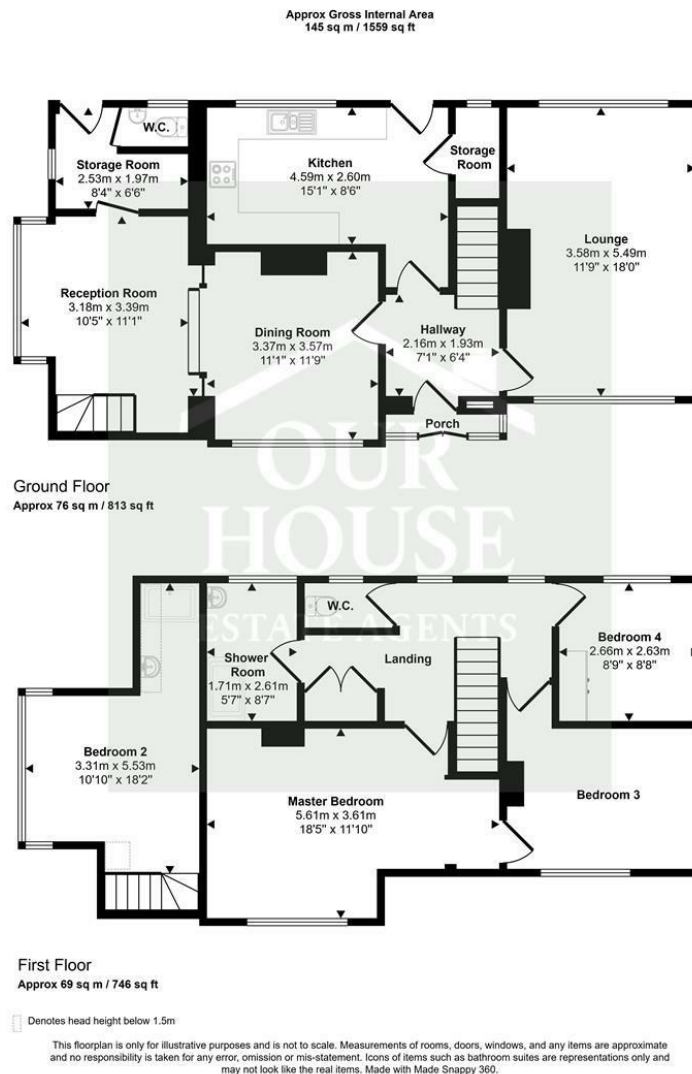
Seperate WC

Rear facing window and a WC.

Rear Garden

Laid mainly to lawn with a paved area and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

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.

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Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk