



13 Clifford Street, Hornsea, HU18 1HZ

£159.950



A charming two-bedroom mid-terrace period home, ideally located just a short stroll from the seafront.

This well-proportioned property offers generous living space with two good-sized reception rooms, perfect for both relaxing and entertaining. Upstairs, there are two comfortable double bedrooms and a particularly spacious bathroom. To the rear, a south-facing garden provides a private outdoor space to enjoy the sun throughout the day.

Retaining period character, the property presents a great opportunity for buyers seeking a coastal lifestyle with easy access to local amenities.

Early viewing is recommended.

EPC - D
Council Tax - A
Tenure - Freehold

Front Garden

Entrance Hall

Includes entrance door, Staircase to first floor and a radiator.

Lounge

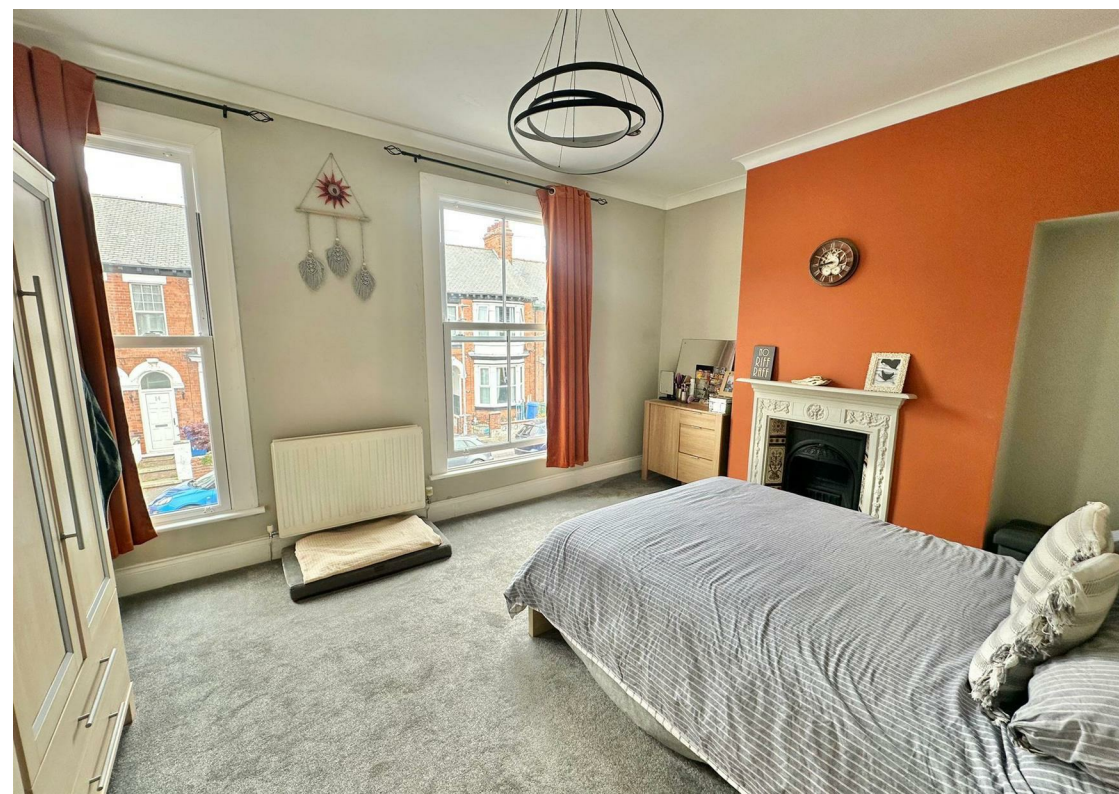
14'2" x 11'6" (4.34 x 3.52)

Lounge featuring a front facing bay window, Coving to ceiling and ceiling rose, Radiator and an open arch to the dining room.

Dining Room

11'11" x 11'3" (3.65 x 3.45)

Dining room including a window facing the rear of the property, Radiator and open arch to living room.





Kitchen

10'5" x 9'1" (3.2 x 2.79)

This kitchen benefits from two side-facing windows and direct access to the garden. It is fitted with a range of wall and base units, work surfaces, and a one-and-a-half bowl stainless steel sink with single drainer. Integrated appliances include a built-in electric hob, oven, and extractor fan. There's also space and plumbing for both a washing machine and dishwasher. An open archway leads through to the breakfast room, and the floor is finished with practical tiles.

Breakfast room

11'6" x 9'3" (3.53 x 2.82)

Breakfast room with a featured bay window facing the side of the property, an open fireplace, Open arch to kitchen, Beamed ceiling, Built in wardrobes and radiator.

First Floor Landing

Includes a spindle banister, Coving and loft access.

Master Bedroom

15'0" x 11'8" (4.59 x 3.58)

Carpeted master bedroom with two front facing windows, Original fire place, Coving to ceiling and radiator.

Bedroom 2

11'4" x 9'7" (3.47 x 2.93)

Includes features such as a winow facing the rear of the property, an original fireplace, Built in wardrobes, Picture rail and radiator.

Bathroom

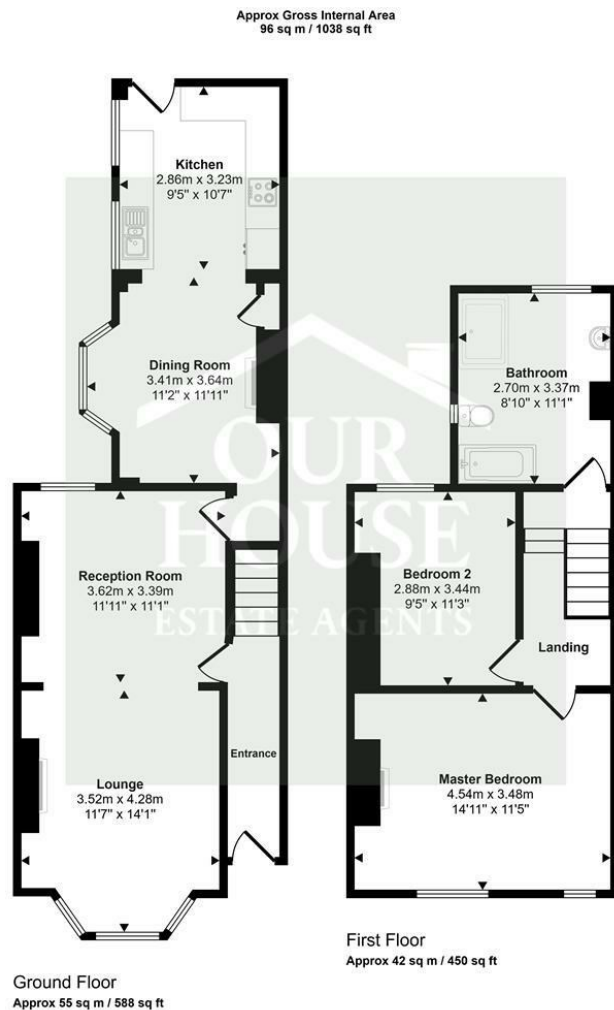
11'3" x 8'10" (3.44 x 2.7)

Inlcudes windows to the side and rear, a vanity unit with storage under, Panelled bath, Step in shower, Heated towel rail, Partly tiled walls and laminate floor.

Rear Garden

Laid mainly to lawn with paved patio area, Garden shed, Fenced boundaries, Planted boards and rear ped access.



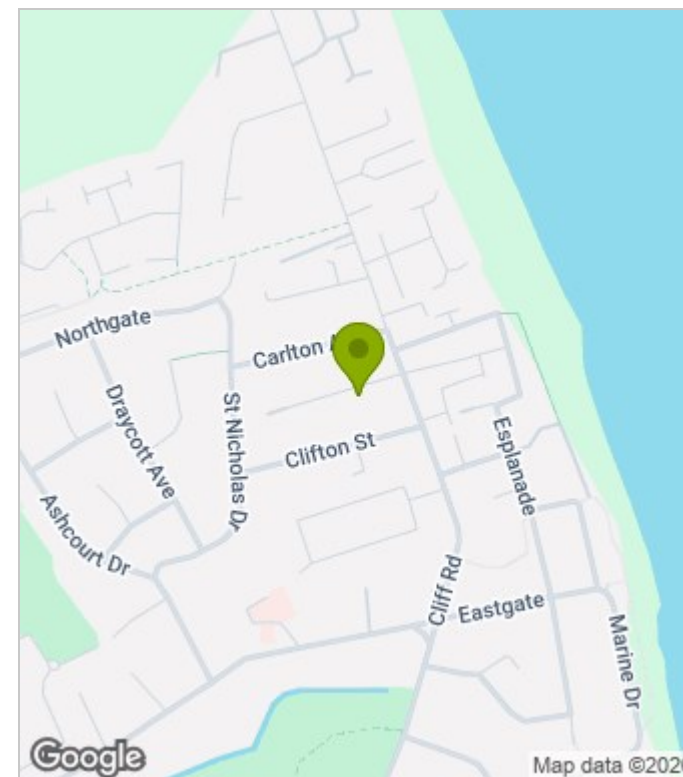


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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