

Phone: 01964 533343

Email: [info@hpsestateagents.co.uk](mailto:info@hpsestateagents.co.uk)

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ESTATE AGENTS



## Bank Terrace Hornsea, HU18 1SG

Nestled in the charming area of Bank Terrace, Hornsea, this splendid end-terrace house presents an exceptional opportunity for those seeking a family home with ample space and potential. Boasting five generously sized bedrooms and two well-appointed bathrooms, this property is ideal for families looking to settle in a vibrant community.

Spread over four floors, the layout of the house offers a versatile living experience, with two inviting reception rooms that provide the perfect setting for both relaxation and entertaining. The property is a fantastic renovation opportunity, allowing you to put your personal touch on a home that is already brimming with character and charm.

One of the standout features of this residence is its enviable location. Just a stone's throw from the sea, you can enjoy the refreshing coastal air and the beautiful beaches that Hornsea has to offer. Additionally, the property is conveniently situated within walking distance to all local amenities, ensuring that shops, schools, and recreational facilities are easily accessible.

This home is not just a property; it is a gateway to the delightful lifestyle that Hornsea provides. Whether you are looking to create lasting family memories or seeking a project to make your own, this house is perfectly positioned to meet your needs. Do not miss the chance to explore the potential of this remarkable home in a location that truly has it all.

EPC-D- Council Tax Band B- Tenure-Freehold

**Asking Price £210,000**

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#### Entrance Hall

28'2" x 6'0" (8.60 x 1.84)

Spacious entrance hall with double glazed door, spindled banister staircase leading to the first floor.

#### Living Room

17'4" x 15'9" (5.30 x 4.81)

Brick built fireplace with open fire is a feature of this room. Picture rail, coved ceiling plus ceiling rose adds style and character to this bright spacious room oozing natural light from two double glazed windows.

#### Dining Room

21'10" x 10'5" (6.68 x 3.19)

Many original features in this room such as picture rail, deep skirting boards, ornate ceiling rose plus coved ceiling. Orangery shaped double glazed windows overlooking the rear garden.

#### Kitchen Diner

19'4" x 10'0" (5.90 x 3.05)

In need of repair, currently fitted base and wall units as well as work surfaces. stainless steel sink with drainer plus mixer tap. Vinyl floor covering. Window overlooking the side garden accessed through the double glazed side door. Stairs leading to the basement.

#### Basement Hall

18'9" x 5'8" (5.72 x 1.74)

Accessed from the kitchen door leading to the stairs. Hall leads to storage rooms and two basement rooms.

#### Basement room 1

14'6" x 11'3" ( 4.42 x 3.45)

Window overlooking the garden.

#### Basement Room 2

16'7" x 15'1" (5.06 x 4.60)

Fitted cupboards and work surfaces plus window overlooking rear garden.

#### First Floor Landing

Beautiful spindled banister adds charm to the landing continuing along the landing with dado rail plus coved ceiling leading up to the second floor. Doors leading to bedrooms and bathroom.

#### Bathroom

Situated on the first floor comprises of panelled bath, low level W.C plus pedestal hand wash basin. Built in airing cupboard., two double glazed windows overlooking the rear of the property.

#### Bedroom 1

10'7" x 10'5" (3.23 x 3.19)

Bedroom features fireplace with mantel and wooden surround, built in cupboards. Window overlooking the side of the house. Door leading to en-suite.

#### En suite

6'4" x 4'7" (1.94 x 1.41)

Compromises of a low level W,C plus a pedestal hand wash basin and vinyl flooring.

#### Bedroom 2

14'1" x 13'8" (4.31 x 4.17)

Spacious light airy room with double glazed windows overlooking the front and side of the house. Boasts picture rail plus coving adding style to the room.

#### Bedroom 3

9'11" x 9'11" (3.04 x 3.04)

Carpeted flooring, window to the side, picture rail and coved ceiling.

#### 2nd Floor Landing

Spindled banister leading to bedroom 4 and 5

#### Bedroom 4

9'10" x 9'11" (3.01 x 3.04)

Dormer window overlooking the rear garden. Built in cupboard with radiator.

#### Room 5

16'7" x 8'6" (5.06 x 2.61)

Dormer window overlooking the front garden.

#### Garden

Garden wraps around the house with fenced boundaries. Gated access plus wooden double gates in the fenced boundary.

#### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain

#### Disclaimer

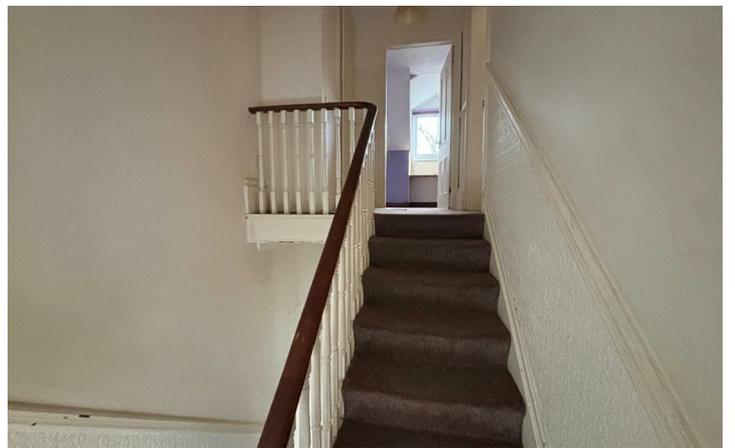
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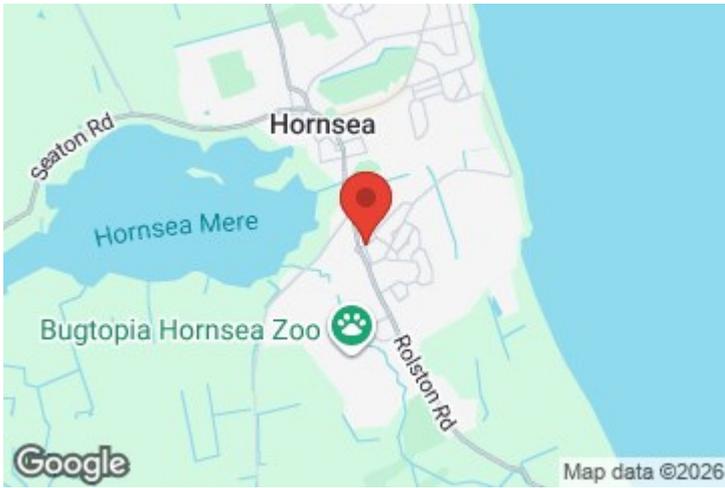
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#### Valuations

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.

- Close to the Pennine trail
- Property needs restoring to its former glory!
- Basement with office rooms
- !!Must be viewed to appreciate its potential!!
- Wrap around garden in need of some TLC
- In a sought after location
- Storage rooms in basement
- Good location close to the town centre and beach
- 5 good sized bedrooms over two floors
- Large living room and spacious dining room





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <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		<b>75</b>
		<b>60</b>	

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