OurHouse
ESTATE AGENTS

20 NEWBEGIN . HORNSEA . HU18 1AG

01964 532121
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- DETACHED HOUSE
- ENDLESS POTENTIAL
- OFF STREET PARKING, DRIVEWAY AND GARAGE
- WEST FACING REAR GARDEN
- NO CHAIN
- PRICED TO SELL

Rolston Road, Hornsea, HU18 1UR

£315,000

4 BEDROOMS | 1 BATHROOMS | 2 RECEPTION ROOMS | House

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PROPERTY SUMMARY



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

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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"
Front and rear facing window, Coving ceiling and radiator.

Dining Room
11'10" x 10'8"
Front facing window, Coving ceiling, Radiator and an open arch and step down to snug.

Kitchen
15'1" x 8'7"
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"
Side facing window, Doors to garden, Space for dryer and loft access.

Snug Room
13'9" x 10'7"
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"
Front facing window, Coving to ceiling and radiator.

Bedroom 2
11'11" x 12'2"
Front facing window, Built in cupboard and radiator

Bedroom 3
18'0" x 10'10"
Side facing window, Is accessed via the other staircase, Beam, Shower and sink.

Bedroom 4
8'9" x 8'9"
Rear facing window, Built in cupboards, radiator and laminate flooring

Shower Room
8'7" x 5'8"
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.





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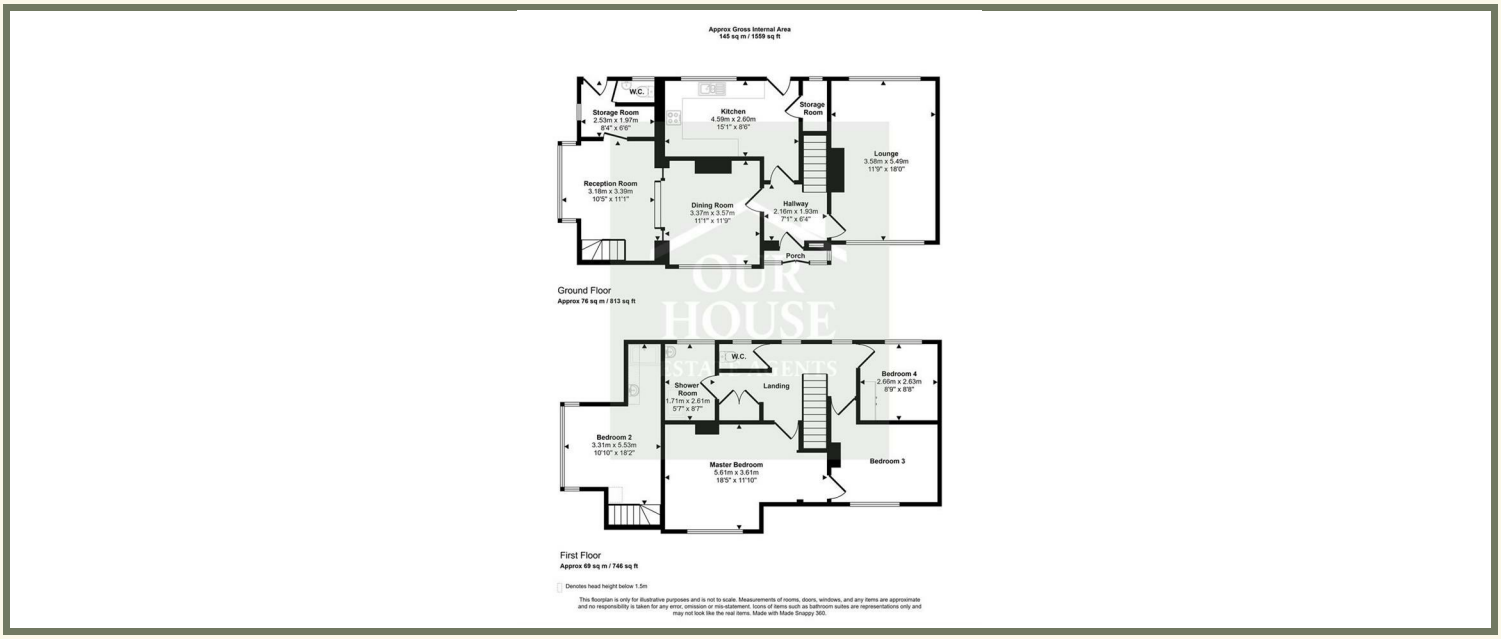


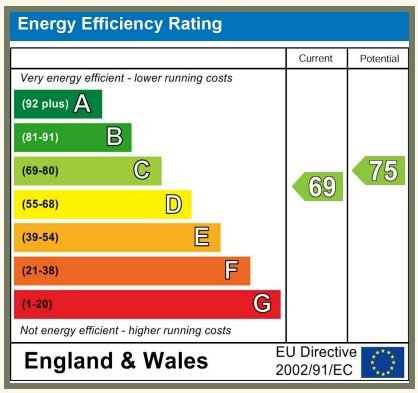


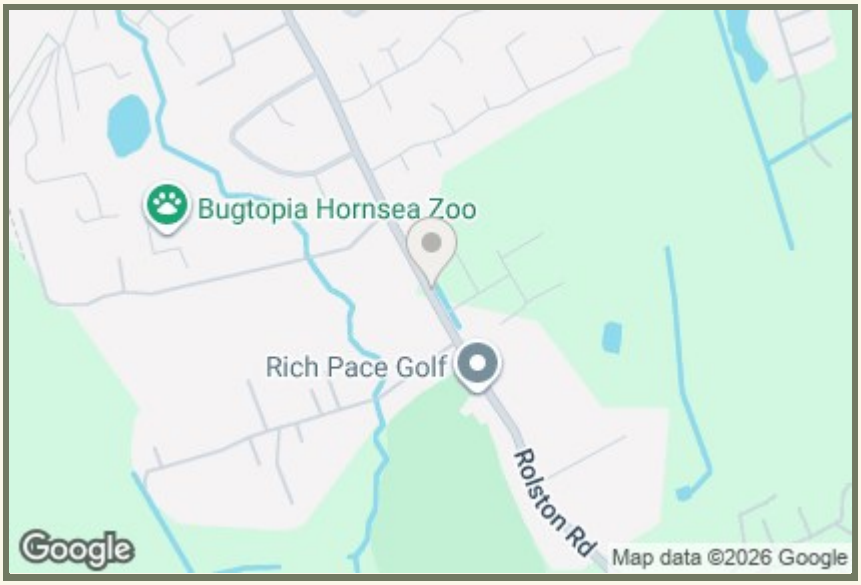




Floorplan, EPC and location







Council Tax Band - D

Tenure - Freehold

ARRANGE A VIEWING

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