



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 - Awaited
Council Tax - D
Tenure - Freehold

Front Garden

Entrance Hall

Cloakroom (WC)

Lounge

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

Dining Room

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

Kitchen

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

Utility/ Rear Porch

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

Snug Room

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

First Floor Landing

Master Bedroom

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





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

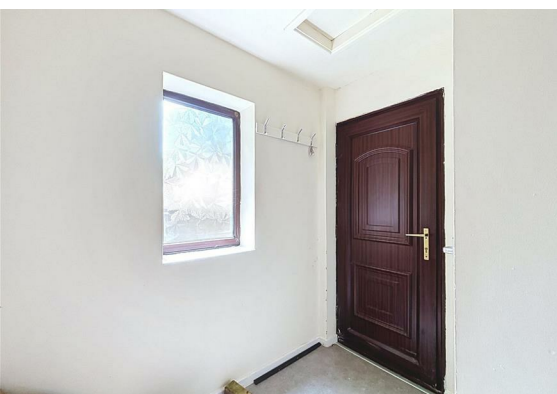
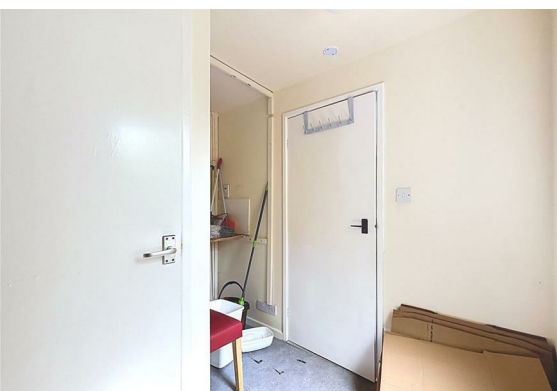
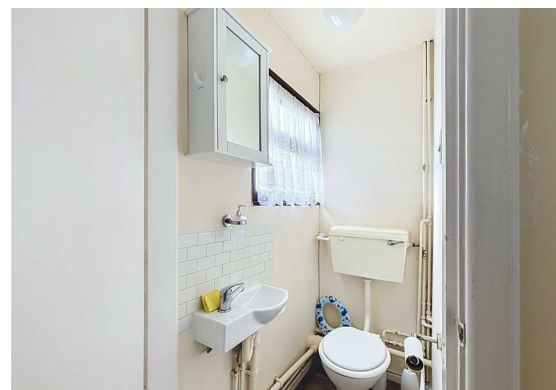
Bedroom 3
18'0" x 10'10" (5.49 x 3.32)

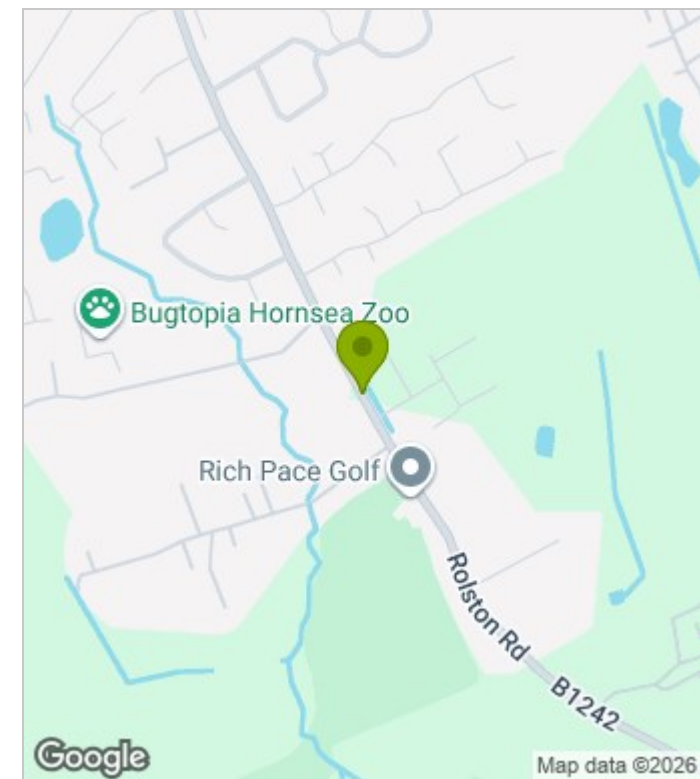
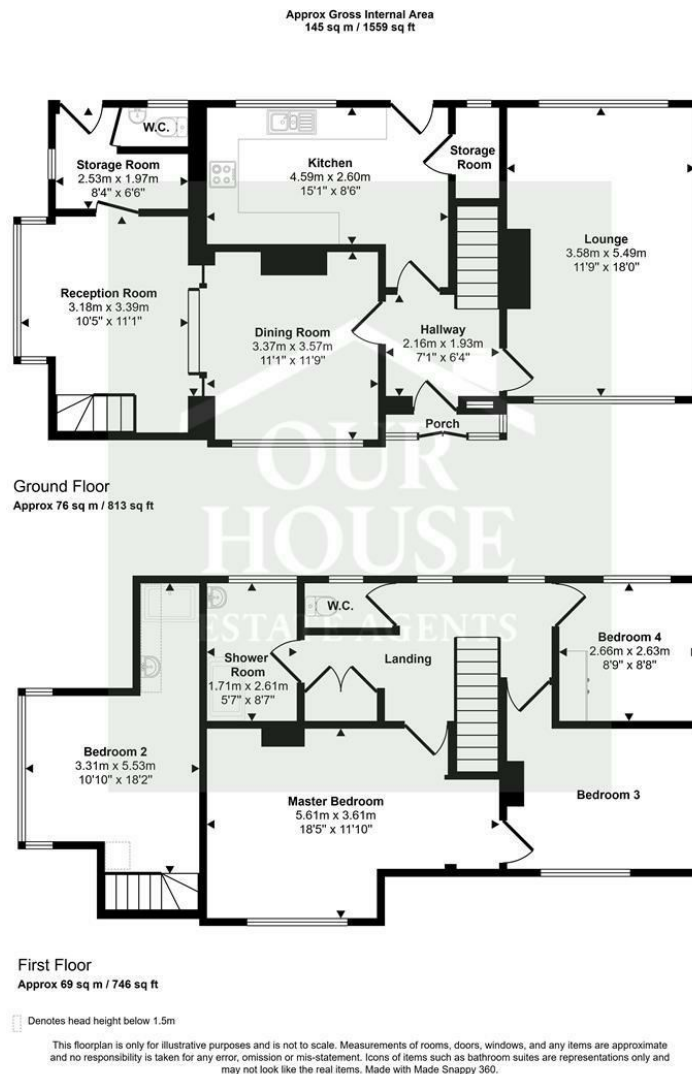
Bedroom 4
8'9" x 8'9" (2.67 x 2.67)

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

Seperate WC

Rear Garden





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		
(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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

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