



41 Trinity Road, Hornsea, HU18 1TF
£139.950

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This well-proportioned three-bedroom semi-detached home is located on Trinity Road in Hornsea and offers comfortable accommodation arranged over two floors.

The ground floor features two good-sized reception rooms, providing flexible living and dining space, together with a breakfast kitchen offering room for everyday dining. There is also the added benefit of a ground floor shower room with W.C.

Upstairs, there are three bedrooms and a family bathroom, making the layout well suited to family life.

Outside, the property enjoys good-sized gardens to both the front and rear, providing useful outdoor space.

The house has recently benefited from a full rewire, adding to its overall practicality.

EPC - D
Council Tax - A
Tenure - Freehold

Front Garden

Lawn and gravelled with path and brick border.

Entrance Hall

Entrance door with window to front, staircase to first floor with understairs cupboard, radiator.

GF WC and Shower

6'3" x 6'3" (1.92 x 1.92)
Windows to rear, w.c, part tiled walls.
Shower cubicle.

Lounge

15'7" x 12'2" (4.75 x 3.73)
Square bay window to rear, carpet and radiator.





Dining Room

12'9" x 10'11" (3.91 x 3.33)
Windows to front and side, radiator.

Breakfast Kitchen

22'0" x 10'9" (6.73 x 3.29)
Three windows to side, doors to both sides. A range of fitted wall and base units with work surfaces, single drainer and one a half bowl sink unit, built in electric hob and oven, pantry cupboard and vinyl flooring.



First Floor Landing

Window to front.

Master Bedroom

12'4" x 11'9" (3.78 x 3.6)
Built in wardrobes and cupboard, coving to ceiling, carpet and radiator.

Bedroom 2

12'3" x 8'9" (3.74 x 2.68)
Window to rear, built in wardrobes, carpet and radiator.

Bedroom 3

9'4" x 7'11" (2.87 x 2.42)
Window to front, built in cupboard, coving to ceiling, carpet and radiator.

Bathroom

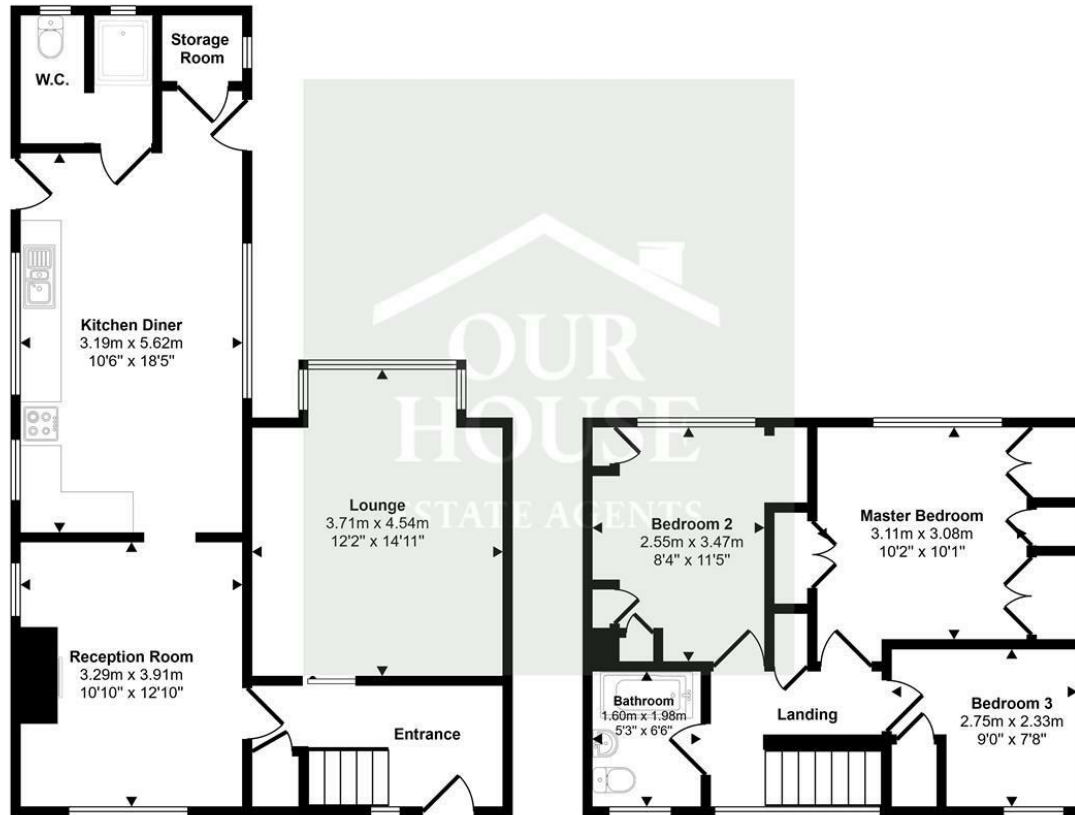
6'9" x 5'6" (2.06 x 1.69)
Window to front, pedestal hand wash basin, W.C, tiled walls, vinyl flooring and extractor fan.

Rear Garden

Lawned area, garden shed. Concrete level.



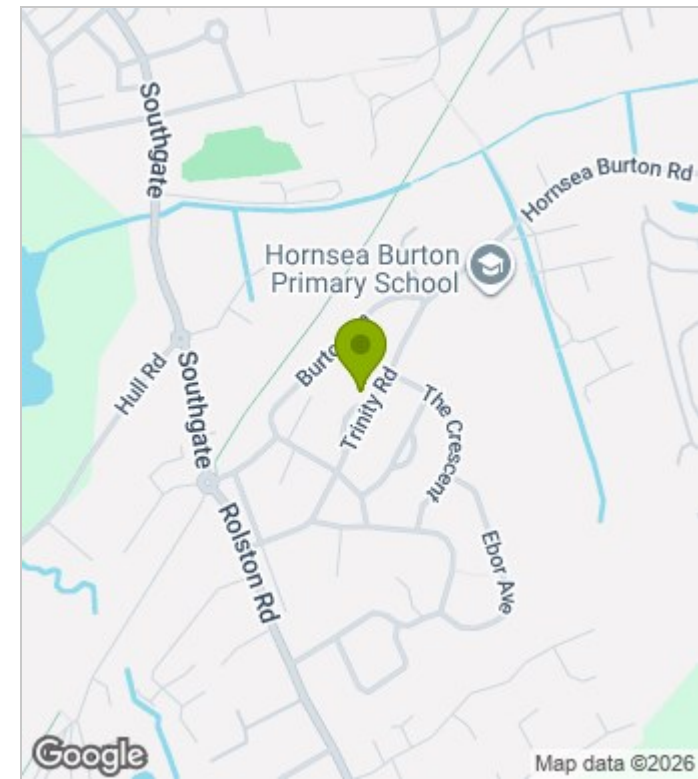
Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 60 sq m / 650 sq ft

First Floor
Approx 40 sq m / 434 sq ft

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.



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 | | |
| | 68 | 76 |
| | 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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