



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

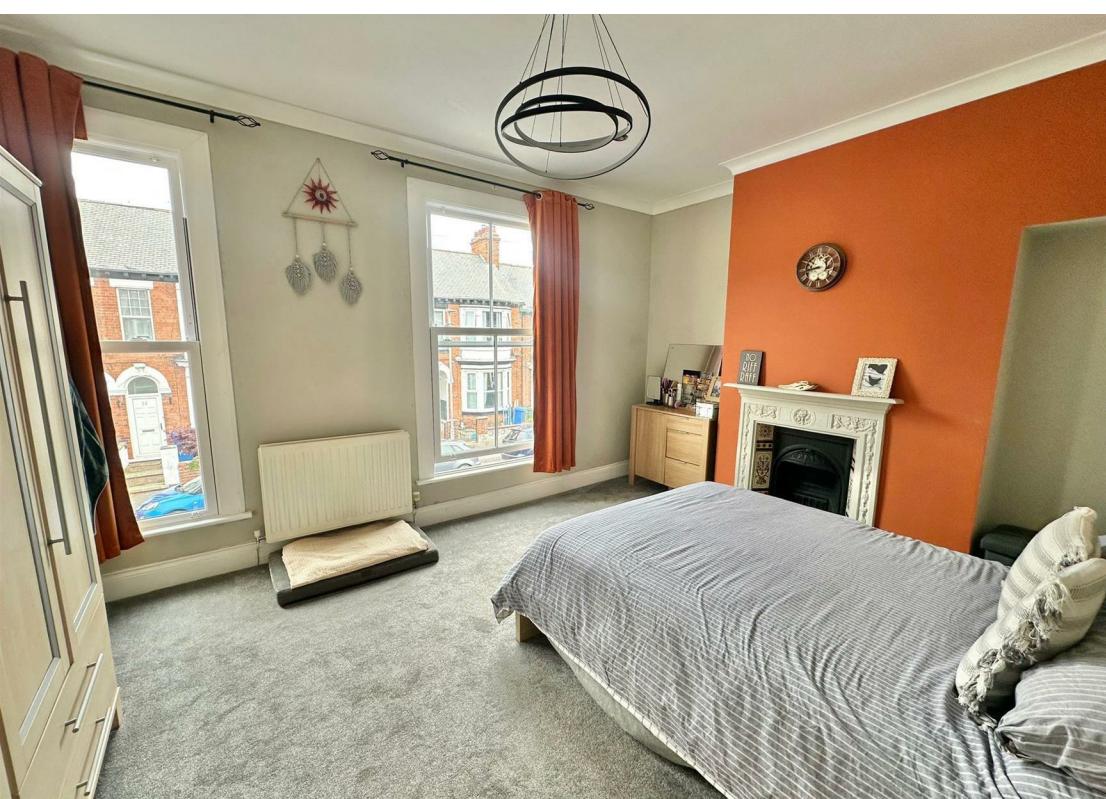
14'2" x 11'6" (4.34 x 3.52)

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.

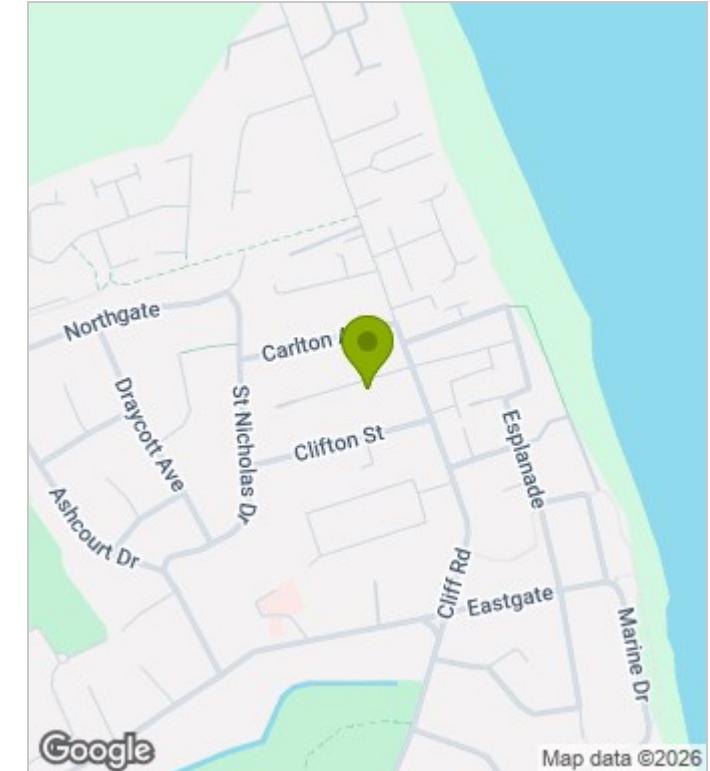
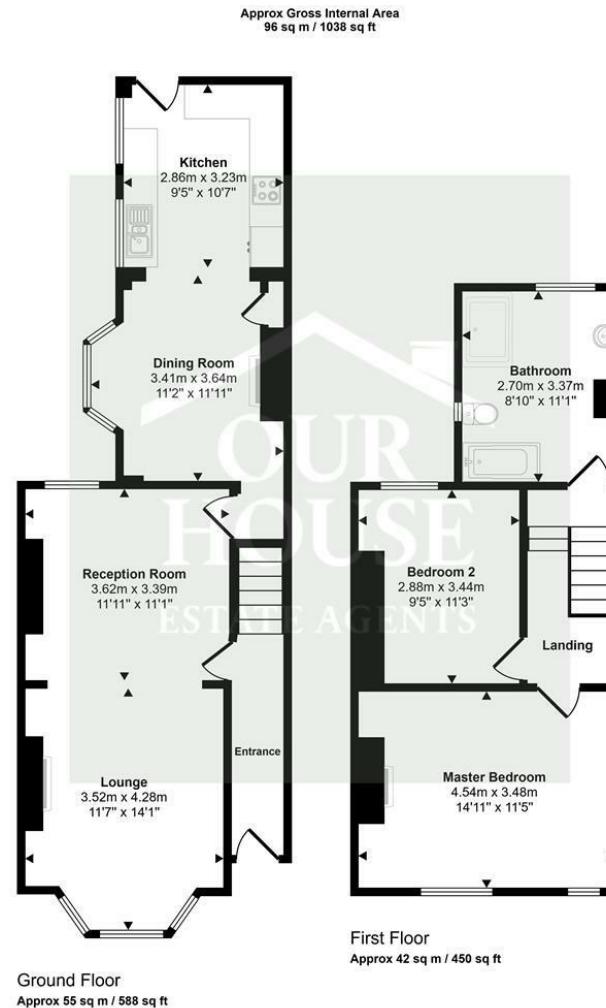
**Master Bedroom**  
15'0" x 11'8" (4.59 x 3.58)  
Carpeted master bedroom with two front facing windows, Original fire place, Coving to ceiling and radiator.

**Bedroom 2**  
11'4" x 9'7" (3.47 x 2.93 )  
Includes features such as a window 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)  
Includes 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 boarders and rear ped access.





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		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>		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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## Our House Estate Agents

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