



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£187,500

23 Clifford Street,
Hornsea, HU18 1HZ

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



23 Clifford Street, Hornsea, HU18 1HZ

DESCRIPTION

A chance to own a piece of history. Dating back to 1909, 23 Clifford Street is a quaint three bedroom town house. Located in a sought after sea side town, this property is brimming with charm and original characteristic features which the vendors have kept and preserved throughout. Offering high ceilings and great size accommodation, the property offers a warm and timeless interior with great space outside in the garden to sit and enjoy with family and friends. Perfectly combining heritage detail with coastal living, this is a rare opportunity to purchase a property like this and viewings are recommended.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, utility room, first floor landing with three bedrooms and bathroom, rear garden, brick storage building and on street parking.

LOCATION

Hornsea provides a good range of shops, pubs restaurants and other local amenities including a Tesco supermarket and schools. Beverley, Hull and Bridlington provide further amenities. While it is known as a seaside town the Mere is Yorkshire's largest freshwater lake and is a significant feature in its own right. A really wonderful place to make your home.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'5 (1.97m) x 13'8 (4.17m)

A beautifully presented and inviting entrance hall with original door and windows to the front aspect, coving and ceiling rose, stairs leading to the first floor landing, dado rail, understairs cupboard, exposed floorboards, radiator and power points.

LOUNGE- 12'2 (3.72m) x 16'9 (5.12m)

A traditional style living area with large bay window to the front aspect, coving and ceiling rose, picture rail, dado rail, built in shelving, open fireplace with cast iron and tiled surround with hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'7 (3.24m) x 12'0 (3.66m)

French doors to the rear aspect, coving and picture rail, built in cupboards to either side of the fireplace, space for a electric log burning stove with exposed brick surround and hearth, dado rail, exposed floorboards, radiator and power points. This leads into:

KITCHEN- 6'6 (1.99m) x 12'5 (3.80m)

Open kitchen with window to the rear aspect, coving, tiled splash back, a range of wall and base units with breakfast bar area, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, free standing gas oven with gas hob and extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 5'9 (1.79m) x 4'1 (1.25m)

Opaque window to the side aspect, gas wall mounted boiler, shelving, base units with worktop, fitted carpets and power points.

FIRST FLOOR LANDING- 6'4 (1.94m) x 8'2 (2.51m)

Coving, dado rail and fitted carpets. There is also access to the loft which benefits from a loft

ladder, boarded and insulated.

BEDROOM ONE- 11'8 (3.56m) x 16'4 (5.00m)

Double bedroom with large bay window to the front aspect, coving and picture rail, fitted carpets, radiator and power points.

BEDROOM TWO- 11'1 (3.38m) x 12'0 (3.66m)

Another good size double bedroom with window to the rear aspect, coving and picture rail, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 6'11 (2.11m) x 9'11 (3.04m)

Currently used as a home office but classed as a third bedroom with window to the front aspect, coving and picture rail, shelving, fitted carpets, radiator and power points.

BATHROOM- 6'3 (1.92m) x 6'11 (2.11m)

A traditional style family bathroom with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head electric shower attachment and glass shower screen, tiled flooring, radiator and power points.

GARDEN

A sunny South facing garden which has patio area to the immediate rear of the property ideal for a morning coffee, there are stairs leading down to a lawned area with planted trees and flowers, three storage sheds and timber fencing ensuring a fully secured garden.

WORKSHOP- 5'11 (1.81m) x 8'0 (2.44m)

Brick built outbuilding with door to the rear and window to the side aspect, power and lighting.

PARKING

On street parking.