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HPS
ESTATE AGENTS

Rawson Way

Hornsea, HU18 1DH

*** Turn Key Ready ***

Located in the sought-after area of Rawson Way in Hornsea, this modern 2 bedroom terrace home is ready to move into offering comfortable living spaces and a welcoming feel throughout.
Upon entering, you are greeted by an entrance hall that leads into a bright and airy lounge. The modern kitchen provides ample storage and workspace and providing access to the rear entrance hall and a convenient downstairs WC.

To the first floor, the property features two generously sized double bedrooms, both offering plenty of natural light, along with a well-appointed family bathroom.

Outside, the home enjoys both front and rear gardens, giving you pleasant outdoor space for gardening, seating or play. Additional benefits include gas central heating and double glazing, ensuring year-round comfort and new fitted flooring throughout.

Private allocated parking.

Current energy rating - awaited, Council tax band - B, Tenure - Freehold.

Offers In The Region Of £160,000

Entrance Hall
Convenient entrance hall with PVC door, carpeted and radiator.

Lounge
12'5" x 10'8" (3.81m x 3.26m)
Carpeted with electric log burner style fire, access to understairs storage, radiator and window facing to the front of the property.

Kitchen
11'4" x 9'8" (3.46 x 2.96)
Fitted wall and base units, double electric oven, gas hob, integrated dishwasher as well as room for a washing machine. Tiled splash back, cushioned vinyl flooring, radiator plus a window facing to the rear of the property.

Coakroom W/C
Low level W/C, wash basin, radiator and cushioned vinyl flooring.

Master Bedroom
13'11" x 12'6" (4.26 x 3.82)
Spacious carpeted double bedroom, storage cupboard housing the boiler, radiator, TV point and two windows facing to the front of the property.

Second Bedroom
11'4" x 8'4" (3.46 x 2.56)
Spacious carpeted double bedroom, radiator, TV point and window facing to the rear of the property.

Bathroom
7'10" x 5'1" (2.41 x 1.56)
White 3-piece suite with panelled bath plus over the bath shower, low level W/C and wash basin. Walls half tiled, towel radiator, cushioned vinyl flooring as well as a window facing to the rear of the property.

Rear Entrance Hall
Cushioned vinyl, radiator and PVC door giving access to the rear garden.

Front Garden
Easy to maintain small grassed area with paved footbath leading to front door.

Rear Garden
Low maintenance grassed area plus a paved patio with access via a gate to private allocated parking space.

About Us
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Disclaimer
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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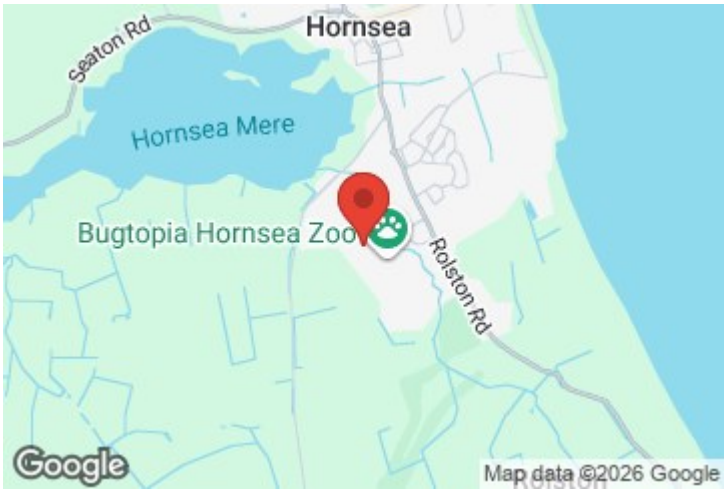
Valuations
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.
Call to book your FREE Valuation on 01964 533343.

- Turn Key Ready
- Two Spacious Double Bedrooms
- In Close Proximity To All Amenities
- No Onward Chain
- Cloakroom W/C
- Must Be Viewed Property
- Sought-After Area
- Newly Fitted Flooring Throughout
- Ideal For First-Time Buyers Or Savvy Property Investors



Floor Plan

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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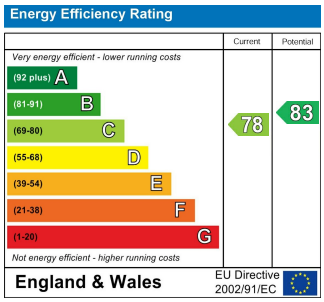

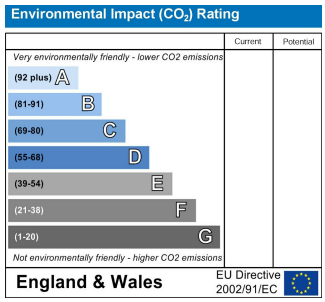

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