



16 Station Court, Hornsea, HU18 1QD

Offers Around £117,500

Offered to the market is this well-presented two bedroom first floor flat, ideally located within Station Court, Hornsea. The property features a bright and spacious lounge, a separate kitchen, two generously sized bedrooms, and bathroom.

Externally, the flat benefits from a designated parking space to the front, with additional visitor parking located at the rear. A shared garden to the rear provides a pleasant outdoor space to enjoy.

An ideal home for first-time buyers, downsizers or investors, all set within easy reach of Hornsea's town centre and seafront amenities.

Call Our House to arrange a viewing!

EPC: D
Council Tax: A
Tenure: Leasehold

Entrance Hall

Entrance door and staircase leading to the first floor.

Lounge

14'2" x 11'7" (4.34 x 3.55)

Window to front, economy seven radiator and carpet.

Kitchen

8'8" x 7'11" (2.66 x 2.42)

Window to side, a range of fitted wall and base units with complimentary work surfaces. Stainless steel single drainer and bowl sink, electric cooker point and extractor fan, space and plumbing for washing machine, space for fridge freezer and freestanding oven. Part tiled walls and vinyl flooring.

First Floor Landing

Carpeted landing with loft access.

Master Bedroom

15'1" x 9'7" (4.61 x 2.93)

Carpeted master bedroom with rear window and electric heater.

Bedroom 2

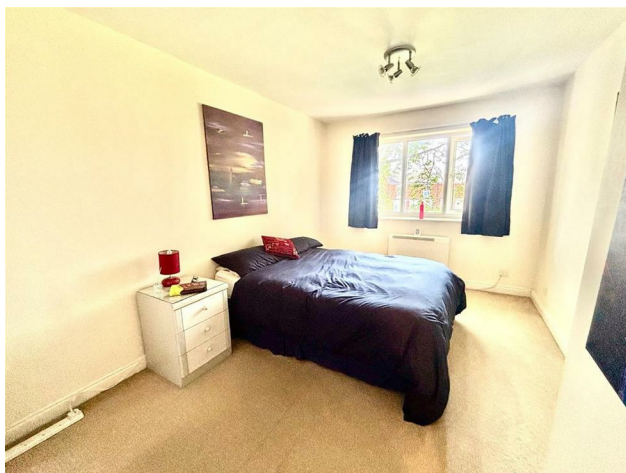
12'4" x 7'8" (3.78 x 2.34)

Window to rear, carpet and electric heater.

Bathroom

7'6" x 5'6" (2.3 x 1.69)

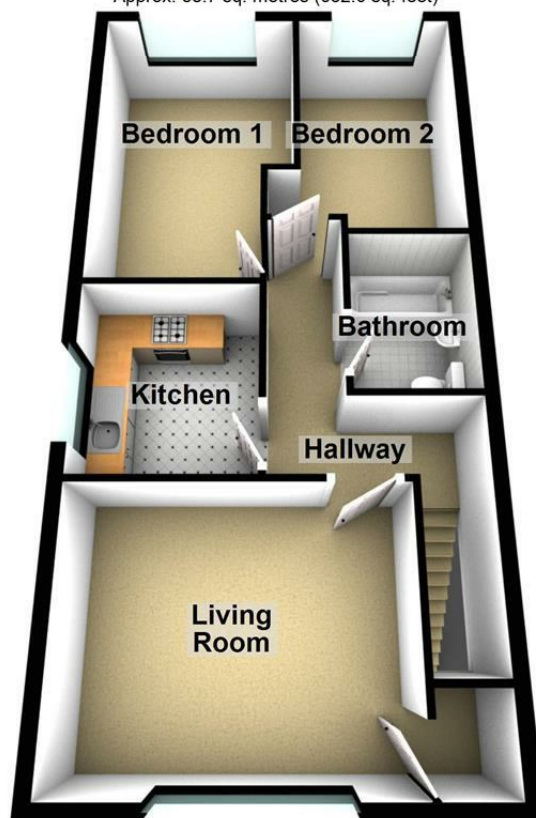
W.C, pedestal hand wash basin, panelled bath with shower over, extractor fan, vinyl flooring and heater.



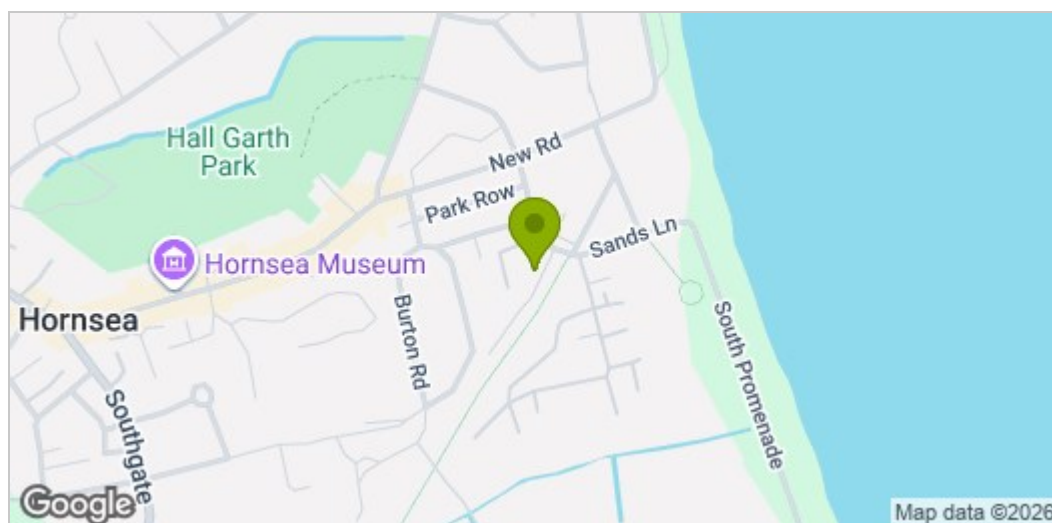
Ground Floor
Approx. 2.7 sq. metres (29.1 sq. feet)



Floor Plan
Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.1 sq. feet)



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	

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

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