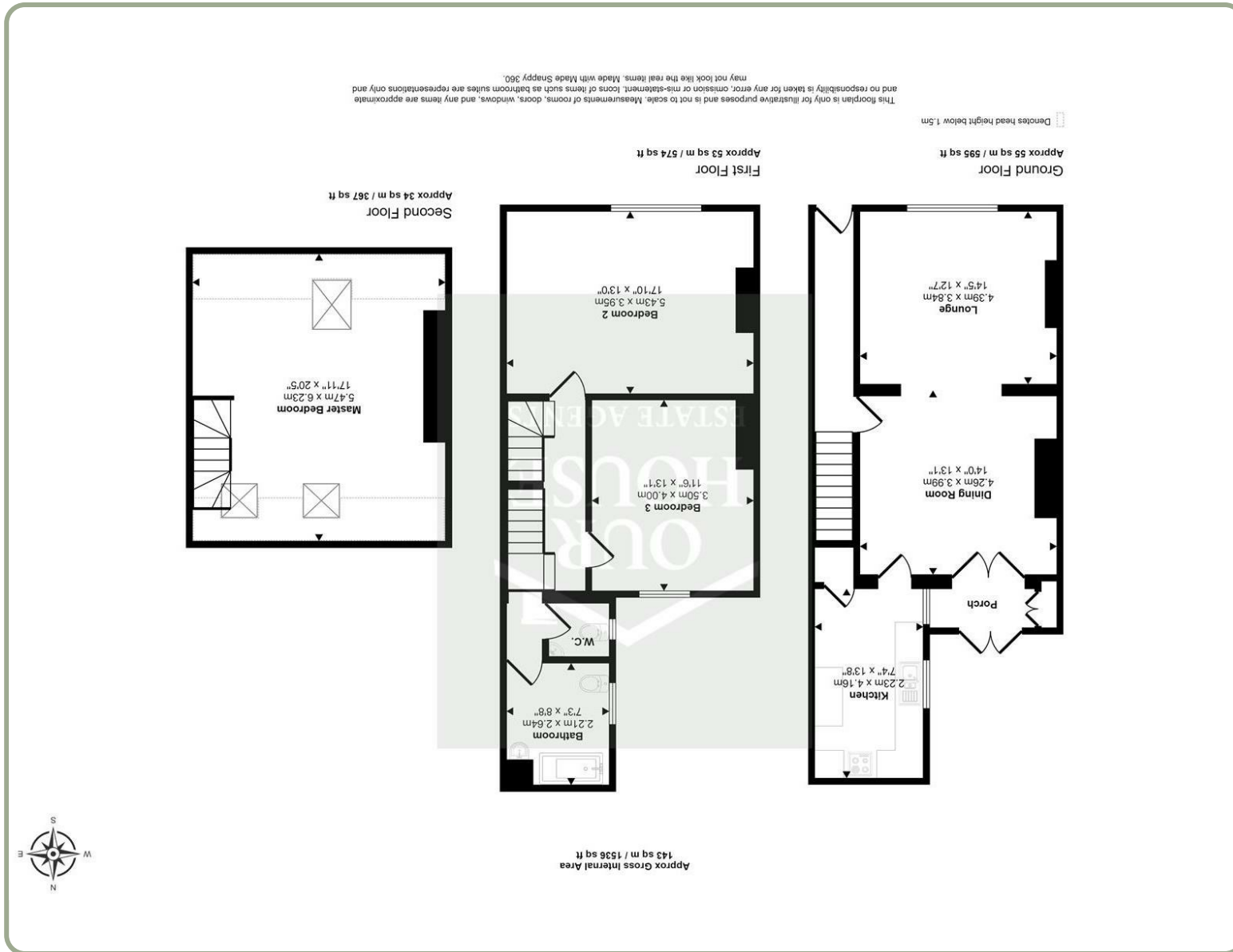
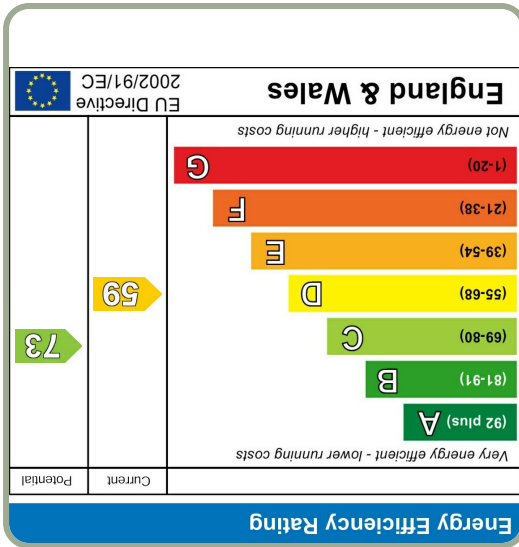


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

## Viewing



# Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
 T. 01964 532121 | E. office@ourhouseestateagents.co.uk



4 Cliff Terrace, Hornsea, HU18 1JA  
 £179,950

3 Bedrooms, 1 Bathroom, 1 Living Room, Energy Rating D



Anticipated to be popular, don't delay your enquiry of this fantastic family home. Call Our House Estate Agents now on 01964 532 121.  
 EPC - D  
 Council Tax - B  
 Tenure - Freehold

Built in the early 1900's this is a rare chance to acquire a 20th century property that has been brought into the 21st century with tasteful renovations. Providing three good sized bedrooms and a spacious lounge, diner it is the ideal family home. Also boasting a great location within the town and no onward chain.

The floorplan briefly encompasses: entrance hall, through lounge diner, rear porch and kitchen to the ground floor. The first floor houses two double bedrooms and second floor with a further bedroom.

• No Chain Involved • Well Presented • Three Double Bedrooms • Close To Beach and Local Amenities



**Entrance Hall**  
 Entrance door leading to staircase to first floor and radiator.

**Lounge**  
 12'11" x 14'2"  
 Window to front, log fire, carpet and radiator. Open plan square arch to dining room.

**Dining Room**  
 14'0" x 12'11"  
 French doors to porch, coving to ceiling, built in shelving, carpet and radiator.

**Kitchen**  
 13'5" x 7'5"  
 Windows to side, a range of fitted wall and base units with complimentary work surfaces, stainless steel single drainer and bowl sink, gas cooker point - space for freestanding cooker, space and plumbing for dishwasher, part tiled walls, laminate tiled flooring, understairs cupboard, extractor fan and radiator.

**Rear Porch**  
 French doors to garden, plumbing for washing machine and laminate flooring.

**First Floor Landing**  
 Staircase to second floor and carpet.

**Master Bedroom**  
 17'8" x 12'11"  
 Window to front, carpet and radiator.

**Bedroom 2**  
 13'0" x 11'4"  
 Window to rear, carpet and radiator.

**Bedroom 3 (2nd Floor)**  
 20'4" x 17'7"  
 Dormer window to front, velux windows to rear. Carpet, slopping ceilings and radiator.

**Bathroom**  
 9'1" x 7'6"  
 Window to side, wash hand basin, panelled bath with shower over, w.c, part tiled walls, extractor fan, laminate tiled flooring and radiator.

**Separate w.c.**  
 Window to side, w.c, wash hand basin, laminate tiled flooring and radiator.

**Rear Garden**  
 Courtyard style garden with walled boundary with rear gate.