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HPS
ESTATE AGENTS

Station Court

Hornsea, HU18 1QD

Hidden in the charming town of Hornsea, this delightful house on Railway Street offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its proximity to the sea, allowing residents to enjoy the beautiful coastal scenery and refreshing sea breeze. The property is also within walking distance of Hornsea Hub's gym and local parks, offering convenient opportunities for fitness and recreation. The peaceful residential street enhances the appeal, making it an ideal retreat from the hustle and bustle of everyday life.

The property also boasts ample parking, a valuable asset in this desirable area. The good-sized bedrooms ensure that everyone has their own personal space, while the bathroom is conveniently located to serve the needs of the household.

We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are looking for a new family home or a serene getaway by the coast, this house on Railway Street is sure to impress. Don't miss the opportunity to make it your own.

EPC-D- Tax Band-C-Tenure-Freehold

£240,000

Entrance Hall
16'4" x 6'3" (4.99 x 1.91)
Double glazed entrance door with carpeted flooring. Spindled bannister and carpeted stairs, doors to living room and kitchen.

Living Room
13'7" x 9'11" (4.16 x 3.03)
Feature of the room is the coal effect fire with modern surround. carpeted flooring also french doors leading to the kitchen diner. Double glazed window to the front aspect.

Kitchen Diner
16'7" x 11'0">4'11" (5.07 x 3.36>1.51)
Fitted wall and base units complimented with work surfaces. Extractor hood plus a gas hob. Built in electric oven and a space for a washing machine and a dishwasher.. Sink unit and drainer boasting a mixer tap. Double glazed window as well as a double glazed door leading into the rear garden.

Cloakroom
2'6" x 6'5" (0.77 x 1.98)
Situated on the ground floor beneath the stairs, this cloakroom features a WC and wash hand basin, complemented by patterned wallpaper, a radiator and a window providing natural light.

First Floor Landing
12'9" x 6'4" (3.90 x 1.95)
Features carpeted flooring and a spindled banister, with doors leading to the bedrooms and bathroom. A convenient airing cupboard houses the boiler controls, while a loft hatch provides access to the roof space.

Bedroom 1
12'2" x9'9" (3.71 x2.98)
Double glazed window overlooking the front garden and a Velux window to rear aspect, creating natural lighting. Carpeted flooring and a radiator.

Bedroom 2
13'2" x 11'5" (4.03 x 3.50)
Velux window to the rear aspect. Carpeted flooring and a radiator.

Bedroom 3
11'0" x 10'0" (3.37 x 3.07)
Fitted wardrobes compliment this stylish room. Carpeted flooring plus double glazed dormer window to the front aspect.

Bathroom
7'5" x 6'1" (2.27 x 1.86)
Panelled bath with shower over the bath plus shower screen. Vanity unit and hand wash basin, low level W.C also a radiator. Velux window for natural light. Part tiled walls and vinyl flooring adding the finishing touches to this room.

Front Garden
Mainly gravel creating extra parking space. Mature shrubs plus crazy paving step leading to the front door.

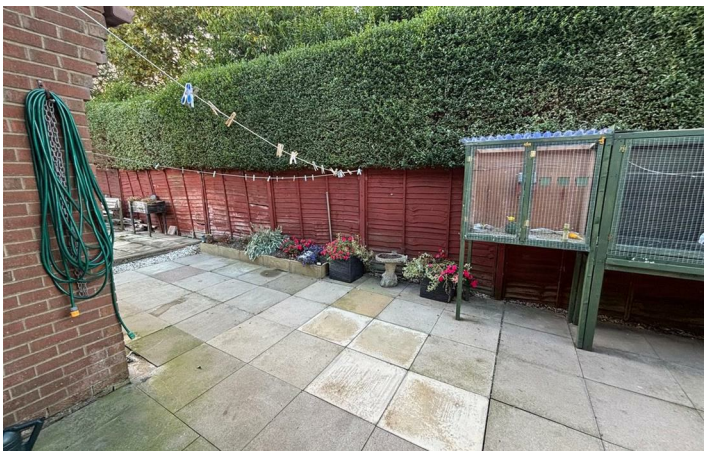
Garage
Integrated garage with up and over door. Parking space in front of the garage. Graveled area to the side of the garage offering extra parking.

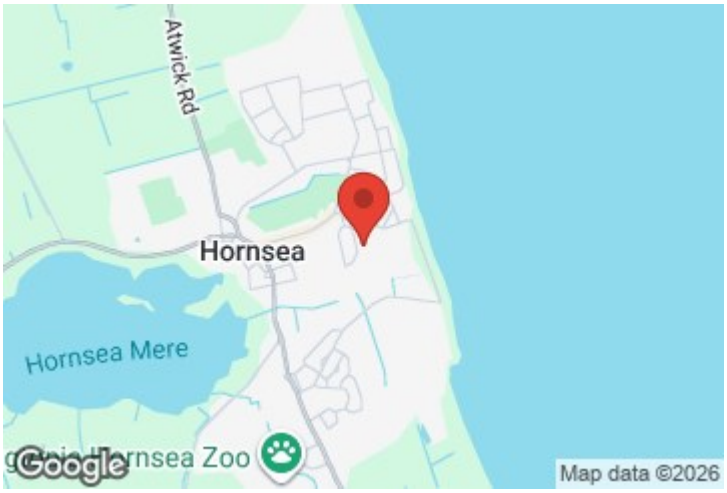
Rear Garden
Fenced and walled boundaries with a gate leading to the front aspect. Mainly paved areas creating a low mainaintence garden.

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

Disclaimer -
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

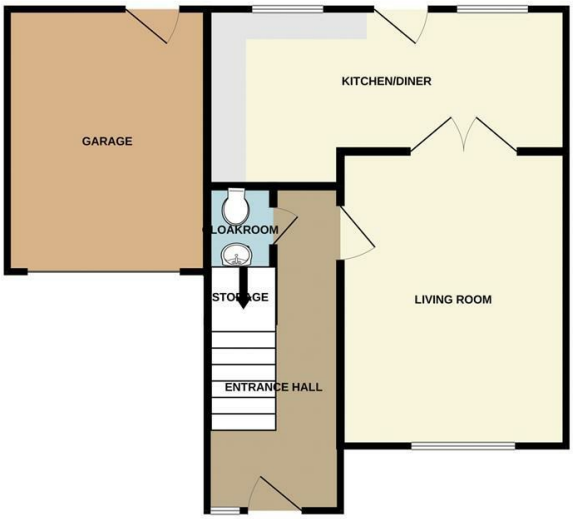
- Detached 3 bedroom house in a sought after area
- Minutes away from the Trans Pennine Trail
- Must be viewed to truly appreciate
- Low maintainence gardens offering privacy
- Three good sized bedrooms
- Parking for three cars
- Short walk to town and the sea front
- Tastefully decorated throughout
- Lovely family home close to all amenties





Floor Plan

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.

TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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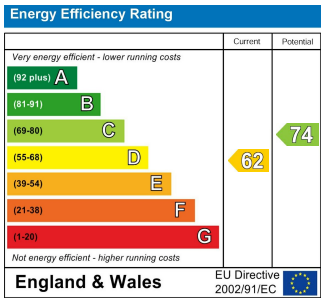

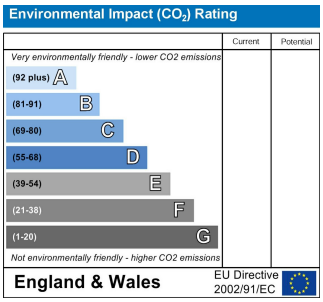

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