



King Street Hornsea, HU18

Nestled on the charming King Street in Hornsea, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient home. The well-appointed reception room offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. With two generously sized bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

One of the standout features of this home is the multi-fuel burner, which not only adds a touch of character but also provides a cosy warmth during the colder months. The bathroom is functional and well-maintained, catering to all your daily needs. Situated close to local amenities, residents will enjoy easy access to shops, cafes, and other essential services, making daily life both convenient and enjoyable. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. This property is a wonderful blend of comfort and practicality, making it an ideal choice for anyone looking to embrace the Hornsea lifestyle. Don't miss the chance to make this charming house your new home.

Current energy rating - D, Council Tax Band - A, Tenure - Freehold.

Offers In The Region Of £135,000

Entrance Porch

Original tiles to 1/2 the wall plus red painted step. french style double glazed front door

Entrance Hall 12'1"x 2'11" **(3.70x 0.89)**

Hall with spindled staircase leading to first floor landing.

Lounge Diner 24'11" x 11'6" **(7.60 x 3.52)**

Lounge diner with arch. The multifuel burner plus oak mantel are a focal point of this light airy room with a double glazed french style bay window to the front and a window to the rear. original coved ceiling plus picture rail.

Kitchen

Wall and base units with laminate work tops. stainless steel sink and drainer with a mixer tap. Window overlooking the yard. Electric oven and hob plus an extractor. Space for under counter fridge and freezer. Utility area for a washing machine.

Rear Yard

Concrete based yard with covered storage to the back. Outside tap.

First Floor Landing

Spindled banister with steps leading to hall. carpeted flooring plus a radiator.

- Close to town centre
- Multi fuel burner
- Large bathroom

Bathroom 8'2" x 8'0" (2.49 x 2.44)

Corner bath with low level W.C plus a pedestal hand washbasin. Part tiled walls with over bath shower and shower curtain. Window to the side plus a radiator.

Bedroom 1 14'11" x 11'10" **(4.56 x 3.63)**

Carpeted with french style double glazed window to the front and radiator.

Bedroom 2 11'10" x 8'11" **(3.63 x 2.72)**

Carpeted, window to the rear and radiator.

Front Garden

Paved front garden with a step and brick wall to the right.

About Us

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Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

- Period property
- Kitchen and separate utility area
- Low maintenance gardens

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.

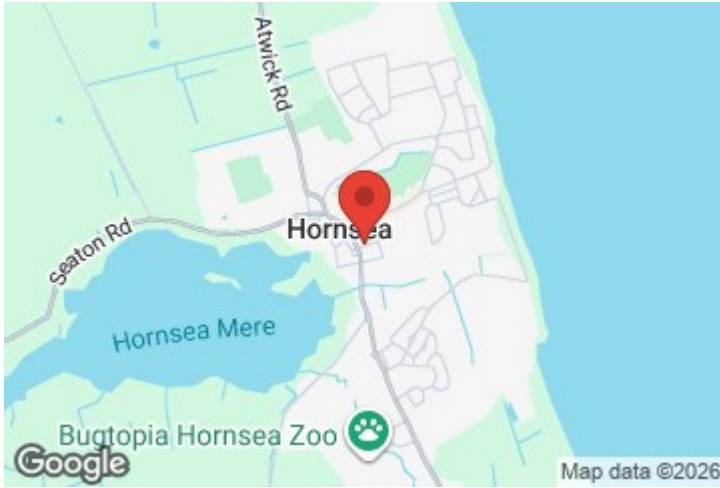
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Valuations

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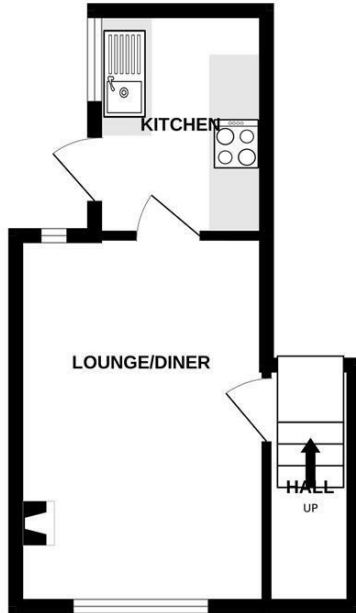
- Spacious lounge diner
- Good sized bedrooms
- Must be seen to appreciate



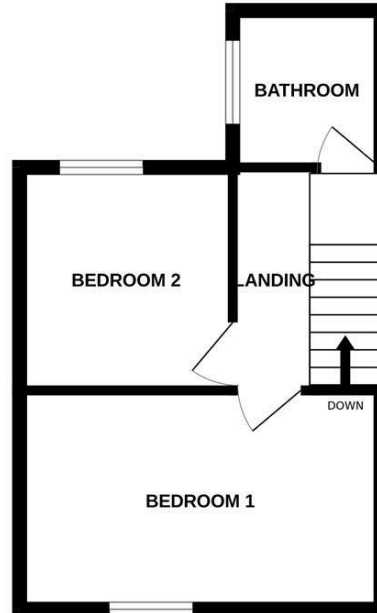


Floor Plan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	