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ESTATE AGENTS



## Bank Terrace Hornsea, HU18 1SG

Situated in the charming area of Bank Terrace, Hornsea, this delightful detached house presents an exceptional opportunity for families seeking a comfortable and convenient home. Boasting four spacious bedrooms, this property is designed to accommodate family living with ease. The house features a well-appointed reception room, perfect for relaxing or entertaining guests.

One of the standout features of this residence is its three bathrooms, ensuring that morning routines run smoothly for the entire family. The property is set in a fantastic location, providing easy access to all local amenities, making daily errands a breeze. Additionally, the seafront is just a short stroll away, allowing residents to enjoy the beautiful coastal scenery and leisure activities that Hornsea has to offer.

For those with vehicles, the property includes parking space for up to three cars, a valuable asset in this desirable area. This detached house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. Whether you are looking to settle down or invest, this property is a must-see.

As there is no kitchen in this property it gives you a blank canvass to design the kitchen of your dreams.

The sale of this property is subject to probate.

Viewing is highly recommended to truly appreciate this unique home.

Council Tax-B- EPC-C - Tenure-Freehold

**£220,000**

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#### Entrance porch

6'2" x 4'7" (1.88 x 1.40)

Located at the side of the house with double glazed door, laminate flooring and radiator. Boiler is located in this area.

#### Reception Hall

8'7" x 10'10" (2.62 x 3.32)

A lovely double glazed door invites you into this reception hall with a window to the front. it boasts an under stairs cupboard plus a radiator. A spindled banister staircase leads to the first floor.

#### Cloakroom

6'3" x 3'5" (1.93 x 1.06)

Located in the reception hall. Boasting a low level W.C plus pedestal handwash basin.

#### Living room

16'6" x 16'4" (5.05 x 4.98)

Down lights enhance this room with windows to the front and rear plus a radiator. Carpeted flooring plus patio doors leading on to the patio.

#### Dining kitchen

20'0" x 10'10" (6.12 x 3.32)

A wonderful space to design your own kitchen / dining room. French doors to the side of the property with laminate flooring. Downlights compliment this room plus a radiator. Leads to entrance porch which would make a perfect utility area.

#### 1st Floor Landing

6'0" x 11'11" (1.84 x 3.64)

Carpeted stairs with spindled banister leading to bedrooms, bathroom, and landing to the 2nd floor. Window overlooking side garden.

#### Bedroom 3

14'5" x 10'11" (4.40 x 3.33)

Two windows to the side of the property with carpeted flooring and a radiator. Boasts an En-suite. Led ceiling spotlights.

#### En-suite

5'6" x 6'0" (1.69 x 1.85)

Downlights enhance this room with a low level W.C radiator, step in shower cubicle and a pedestal hand-basin.

#### Bedroom 2

10'1" x 12'7" (3.08 x 3.84)

This room boasts two windows to the front making it light and airy with a radiator.

#### bedroom 1

11'0" x 7'4" (3.36 x 2.26)

A good sized bedroom with a window to the front plus a radiator.

#### Bathroom

7'4" x 5'3" (2.26 x 1.62)

White 3 piece suite with panelled bath, Low Level W.C plus pedestal hand wash basin. Part tiled walls.

#### 2nd floor landing

14'3" x 3'2" (4.36 x 0.98)

Two windows to the side of the house. Spindles banister plus carpeted flooring, built in cupboard. Leads to 4th bedroom

#### Bedroom 4

14'3" x 10'7" (4.36 x 3.25)

Situated on the 2nd floor of the house complimented with an en suite. Window to the front of the house.

#### En-suite

5'1" x 4'8" (1.56 x 1.43)

Two windows to the rear and side. A step in cubicle with pedestal hand basin and low level W.C.

#### Front Garden

Mainly gravelled with borders and hedged boundaries. Parking for two cars leading to rear and side garden.

#### Rear Garden

Secluded with patio area and fenced boundary

#### Side Garden

Space for a car mainly gravelled area with hedged boundary.

#### Subject To Probate

An application for probate has been applied for. Offers are subject to probate (Conditional on the probate process being completed).

#### About us

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. 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

#### 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. Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not 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.

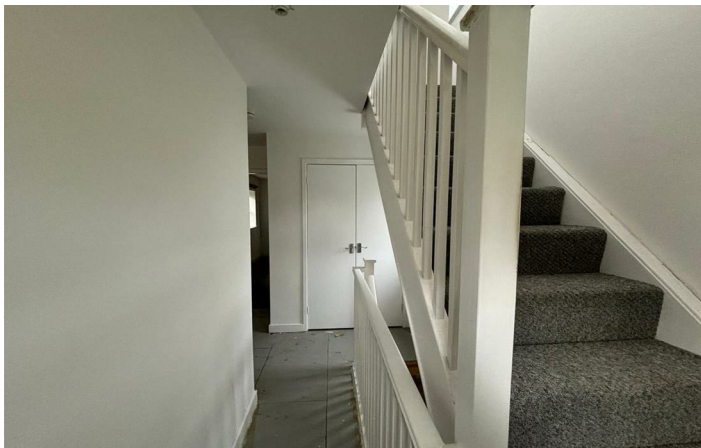
#### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

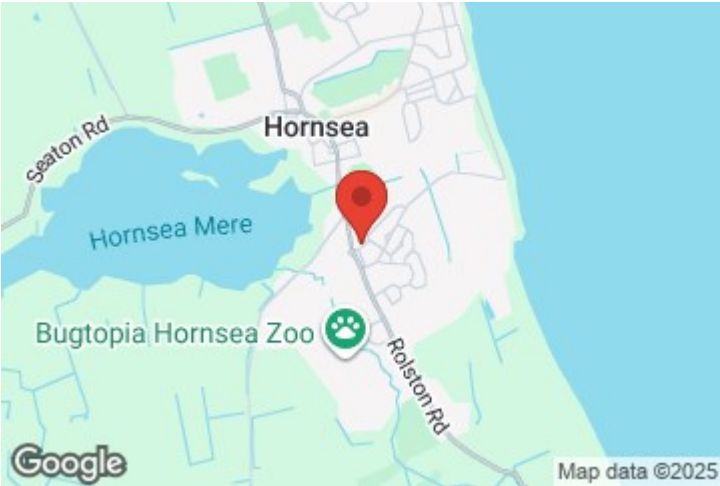
- Fantastic property spread over 3 floors
- Five minute stroll to the seafront
- Renovations need completing
- Sale is Subject to Probate

- Close to Pennine trail and all amenities
- Located in a sought after area of coastal town Hornsea
- Chance to choose and design own kitchen (No kitchen fitted)

- Spacious four bedroom property with 2 En-suites
- Must be viewed to truly appreciate
- Priced to sell (sold as seen)

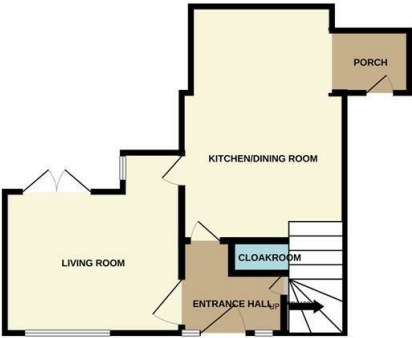






Floor Plan

GROUND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR  
102 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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