



The Cottage, 9 Eastgate View, Hornsea, HU18 1DT
£185,000

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***COTTAGE PROPERTY* KEY READY*
CLOSE TO TOWN CENTRE***

This country cottage oozes charm and offers a beautiful, idyllic setting right in the town centre of Hornsea. Double fronted with a picturesque, mature front garden, this property won't be on the market for long! With UPVC doors and windows throughout, and benefiting from gas central heating and recently fitted radiators throughout. Briefly comprising an open plan lounge diner with open fire, kitchen, two double bedrooms, spacious bathroom and rear patio garden with a bar, this is the perfect, versatile home for a variety of buyers.

EPC - D
TENURE - FREEHOLD
COUNCIL TAX - A

Front Garden

Private front garden with paved seating area. On Street Parking

Entrance Hall

Entrance door, laminate flooring.

Lounge

14'4" x 11'8" (4.38 x 3.57)

Bay window to front, fireplace with open fire, coving to ceiling, picture rail, laminate flooring and recently fitted radiator. Open arch to dining room.

Dining Room

11'7" x 11'4" (3.54 x 3.47)

Window to front, fireplace, coving to ceiling, laminate flooring and recently fitted radiator. Hatch to kitchen.





Rear Hallway

Window and door to rear, staircase to first floor, storage and under stairs cupboards, laminate flooring and recently fitted radiator.

Kitchen

12'0" x 8'3" (3.68 x 2.53)

Windows to side and rear, a range of fitted wall and base units with complimentary work surfaces, stainless steel double sink and drainer, electric cooker point and space for freestanding oven. Space for fridge freezer and slimline dishwasher and space and plumbing for washing machine. Part tiled walls, laminate flooring, coving to ceiling and recently fitted radiator.



First Floor Landing

Painted wooden flooring, ample loft access with fitted retractable ladders and recently fitted radiator.

Master Bedroom

11'6" x 9'10" (3.53 x 3.02)

Window to front, built in wardrobes, carpet and recently fitted radiator.

Bedroom 2

10'5" x 8'5" (3.19 x 2.57)

Window to front, built in wardrobes, carpet and recently fitted radiator.

Bathroom

8'6" x 8'2" (2.61 x 2.51)

Window to rear, pedestal wash hand basin, panelled bath with shower over, w.c, heated towel rail, vinyl flooring and extractor fan.



Rear Garden

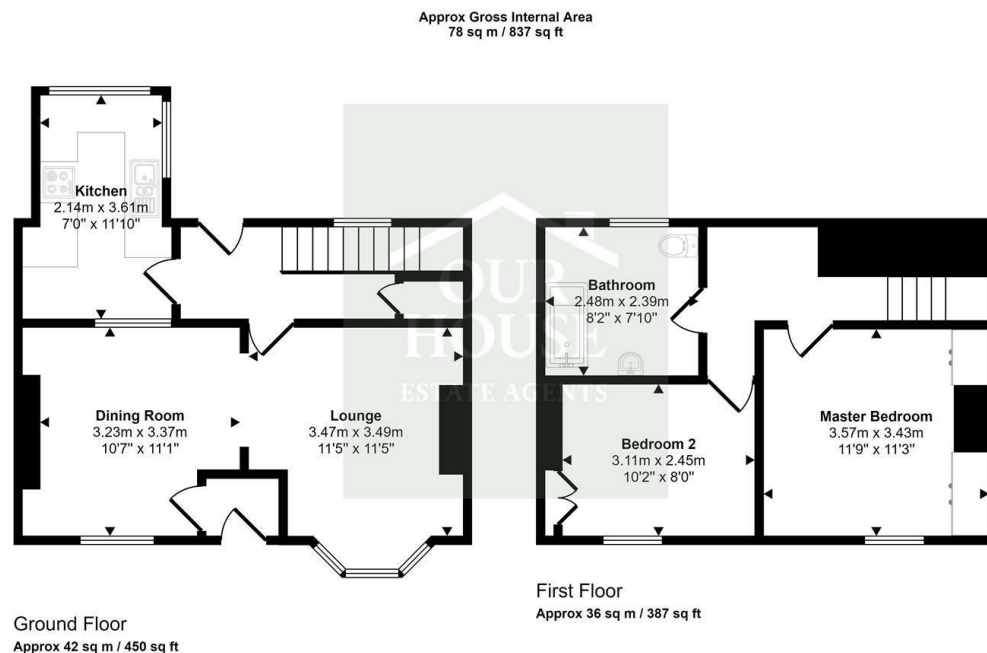
Courtyard with summer house/ bar, rear access with walled boundaries.

Summer House

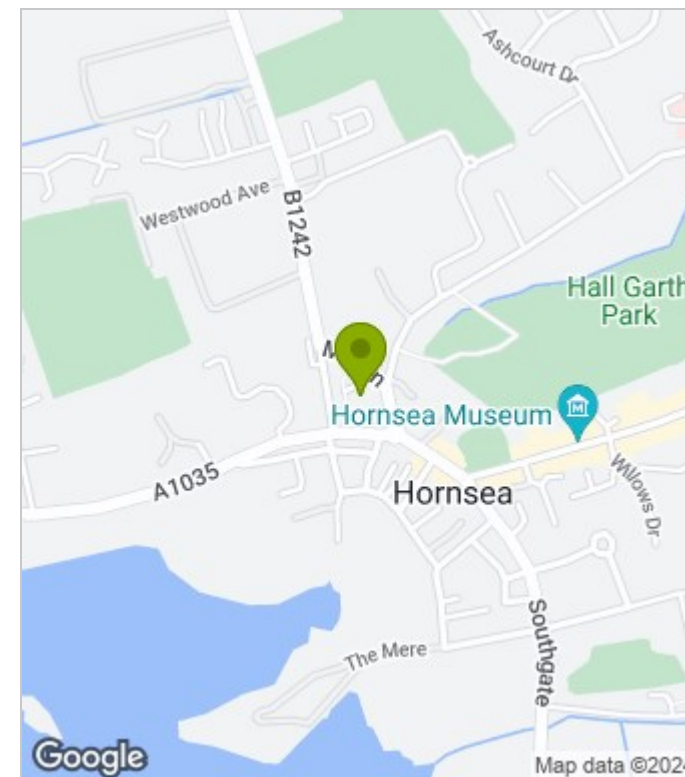
9'6" x 7'6" (2.91 x 2.29)

Detached summer house, power points and French doors open to garden.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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