



51 Esplanade, Hornsea, HU18 1NQ
Offers In The Region Of £310,000



**** SEAFRONT LOCATION WITH AMAZING VIEWS ****

This gorgeous property is currently run as a successful holiday let and whilst the vendors would be happy to sell for the property to be continued for this use it would also make a stunning family home! With generous accommodation set across 3 floors, 4 bedrooms, west facing garden to rear and amazing sea views to the front this is sure to be a popular property.

Floorplan briefly comprises of: Sitting Room/Dining Room, Lounge, Breakfast Kitchen, Inner Kitchen, Master Bedroom with En-Suite, 3 Further Bedrooms, Bathroom and Summerhouse/Bar/Games Room in Garden.

EPC - D

Council Tax - Rated as band B for domestic use, currently exempt as run as a business.

Tenure - Freehold

Front Garden

Gravelled, low maintenance front garden.

Entrance Porch

The front door leads to a fully enclosed porch with part panelled walls and decorative stained glass windows to front of the property.

Entrance Hall

Entrance door, staircase to first floor with spindle banister and under stairs cupboard, dado rail, Vinyl flooring, radiator, plate rack.

Sitting Room / Dining Room (GF)

12'5" x 11'5" (3.81 x 3.5)

Bay window to front of property, cornicing to ceiling, radiator, carpeted.

Lounge / Bedroom (1st Floor)

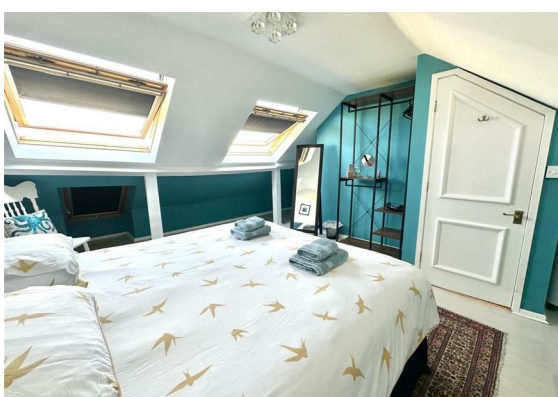
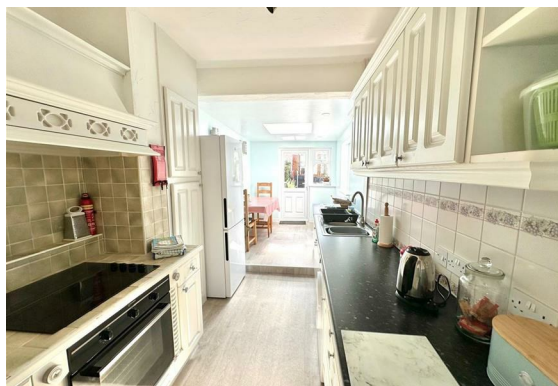
15'11" x 11'11" (4.87 x 3.65)

Bay window to front of property, electric fire with wooden fire surround, two radiators, carpeted.

Breakfast Kitchen (GF)

21'6" x 7'3" (6.57 x 2.23)

Windows to side and rear of property and roof lantern, doors to garden, fitted wall and base units, work surfaces, one and a half stainless bowl sink with single drainer, built in electric hob, oven and extractor fan (into inglenook), space and plumbing for washing machine, part tiled walls, Vinyl flooring.





Inner Kitchen (GF)

12'7" x 4'0" (3.84 x 1.22)

Fitted wall and base units, work surfaces, stainless bowl sink and single drainer, space for dishwasher, space for electric cooker with extractor hood over, part tiled walls, radiator, Vinyl flooring, cornicing to ceiling.

First Floor Landing

Staircase to second floor with spindle banister.

Second Floor Landing

Spindle banister.

Master Bedroom (GF)

14'9" x 10'6" (4.51 x 3.21)

Window to rear of property, doors to rear of property, cornicing to ceiling, radiator, Vinyl flooring.



En-Suite

Window to rear of property, W.C, hand wash basin, step in shower, heated towel rail, extractor fan, Vinyl flooring.

Bedroom 2 (1st Floor)

14'3" x 10'6" (4.35 x 3.22)

Window to rear of property, radiator, carpeted.

Bedrooms 3 (2nd Floor)

19'0" (max) x 16'7" (max) (5.81 (max) x 5.06 (max))

Three Velux windows to front of property, radiator, Vinyl flooring.

Bedroom 4 (1st Floor)

10'0" x 6'4" (3.07 x 1.95)

Window to front of property, radiator, carpeted.

Bathroom (1st Floor)

7'8" x 7'3" (2.34 x 2.21)

Two windows to rear of property, W.C, vanity hand wash basin, panelled bath with shower over, two heated towel rails, Vinyl flooring.



Rear Garden

Cottage style garden that is part gravelled with paved areas, fenced boundaries, planted borders, garden shed, outside tap.

Summerhouse / Bar

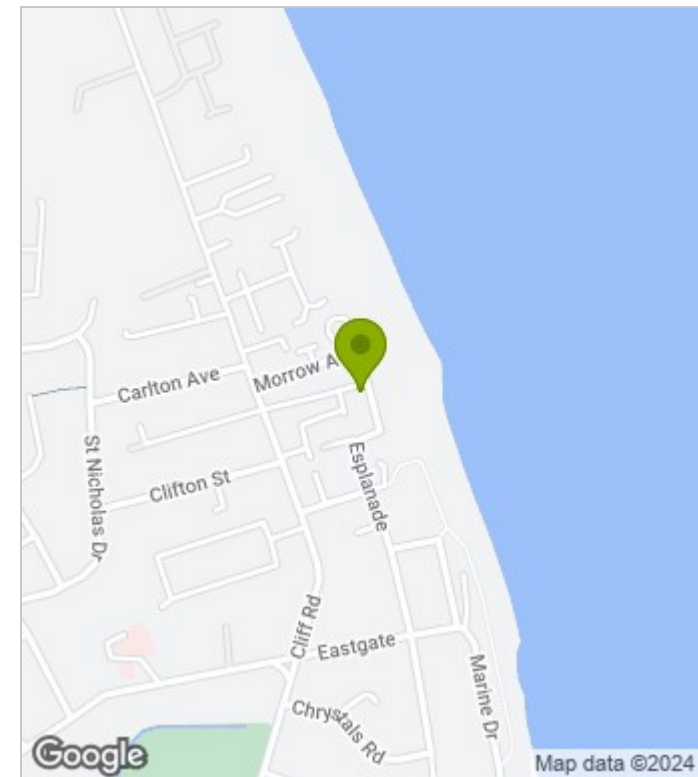
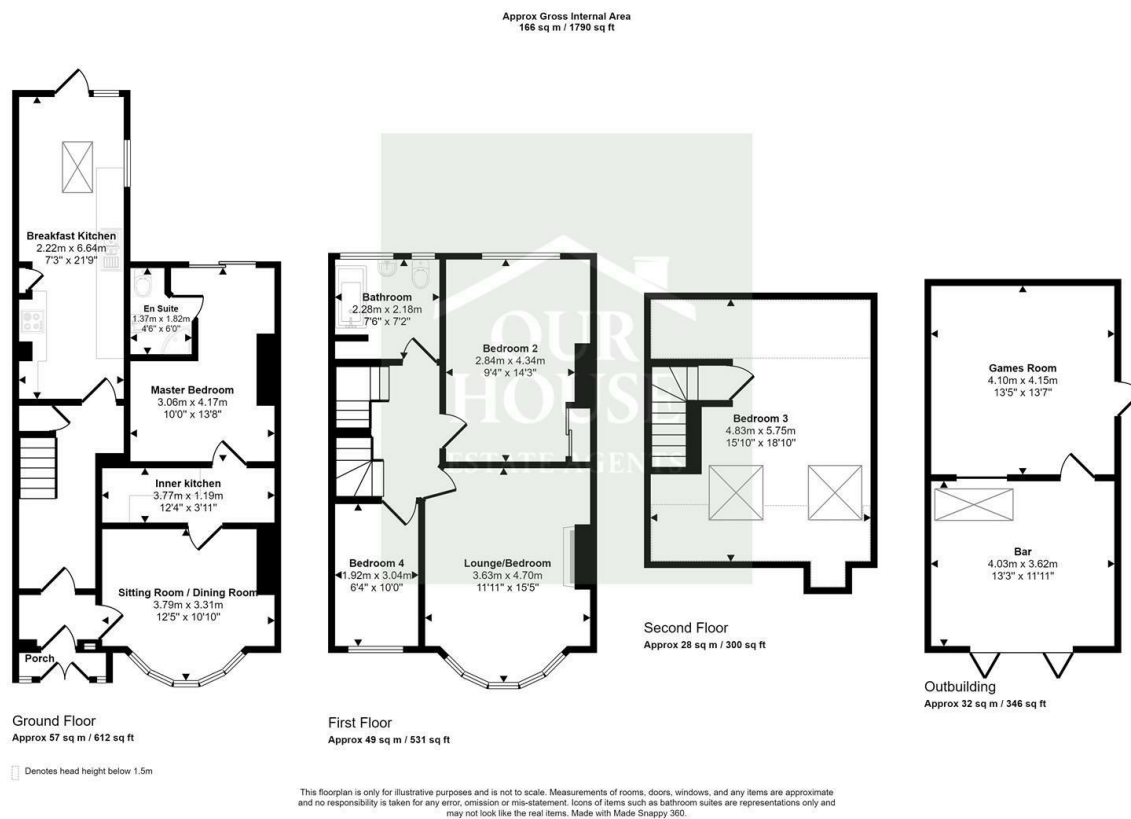
Split into bar area and games room.

Bar area - 4.1 x 3.66 - Tri-fold doors to garden, wood clad, tiled flooring, wooden bar.

Games Room - 4.14 x 4.09 - Door to outside bin store area then leading to 10ft

W.C and sink, full electrics throughout.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(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.

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