



17 Cliff Terrace, Hornsea, HU18 1JA
Offers Over £144.950



*** AVAILABLE WITH NO CHAIN ***

If you are looking for a property with bags of potential, a south facing garden that is close to the beach then look no further than this lovely 2 bedroom end terrace property. In need of some modernisation but with a great base to work from this could make a stunning bolt hole by the sea!

The property offers: entrance hall, lounge, kitchen diner, and rear porch to the ground floor with 2 bedrooms and bathroom to the first floor. Externally there are good size gardens to the front and rear.

Call Our House Estate Agents to book a viewing now! 01964 532121

EPC - D
Council Tax - A
Tenure - Freehold

Front Garden

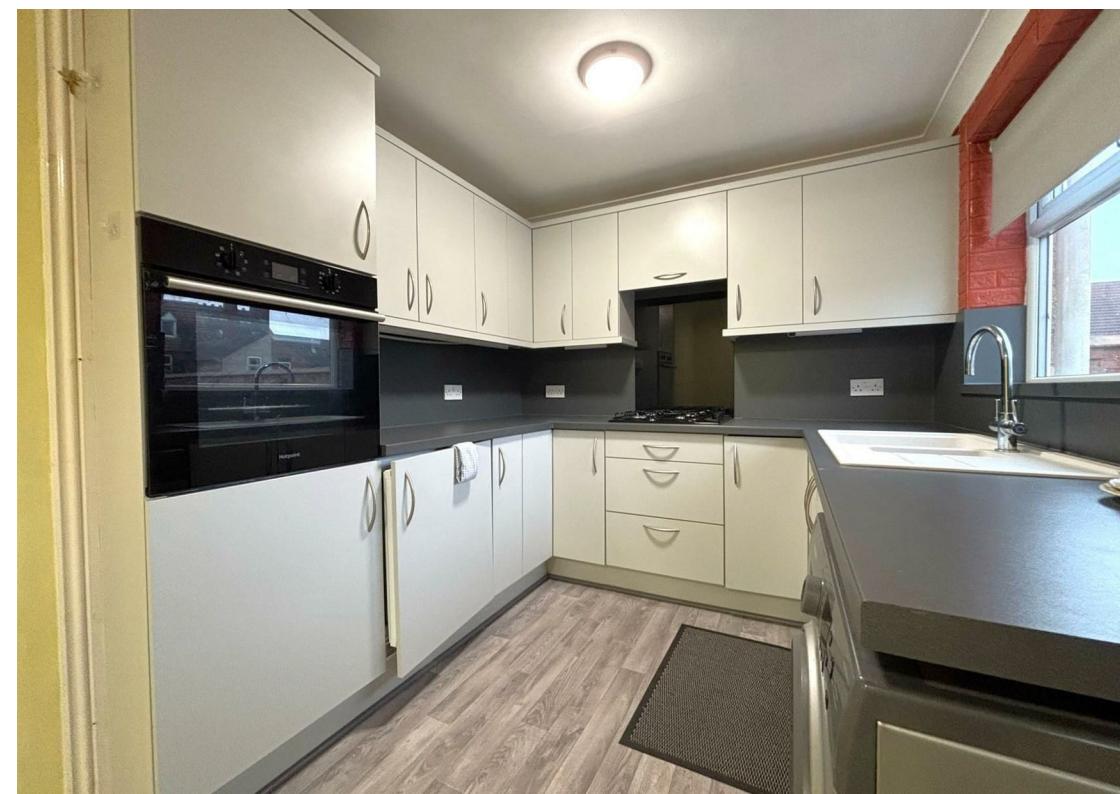
Layed with lawn and side access to rear garden.

Entrance Hall

Entrance hall, Staircase to first floor, Radiator and cupboard with meters.

Lounge

13'0" x 13'9" (3.97 x 4.21)
Front window, Electric fireplace, Coving to ceiling, Picture dado rail, Radiator, u/s cupboard with a boiler (ideal) and carpeted.





Kitchen/Diner
16'4" x 8'2" (4.99 x 2.50)
Rear window, Doors to rear garden, Fitted wall & basin units, Work surfaces, Gas hob, Elec oven, Extractor fan, Space and plumbing for washing machine, Door to garden, Radiator.



Rear Porch
Windows to side and rear of property, Vinyl flooring and space for washing machine or dryer.

First Floor Landing
Window to side of property and radiator.

Bedroom 1
13'1" x 10'4" (4.00 x 3.17)
Front facing window, Built in wardrobes, Picture dado rail, Built in wardrobes and dresser and radiator.

Bedroom 2
8'9" x 8'4" (2.69 x 2.56)
Rear window, Built in wardrobes, Picture dado rail and radiator.

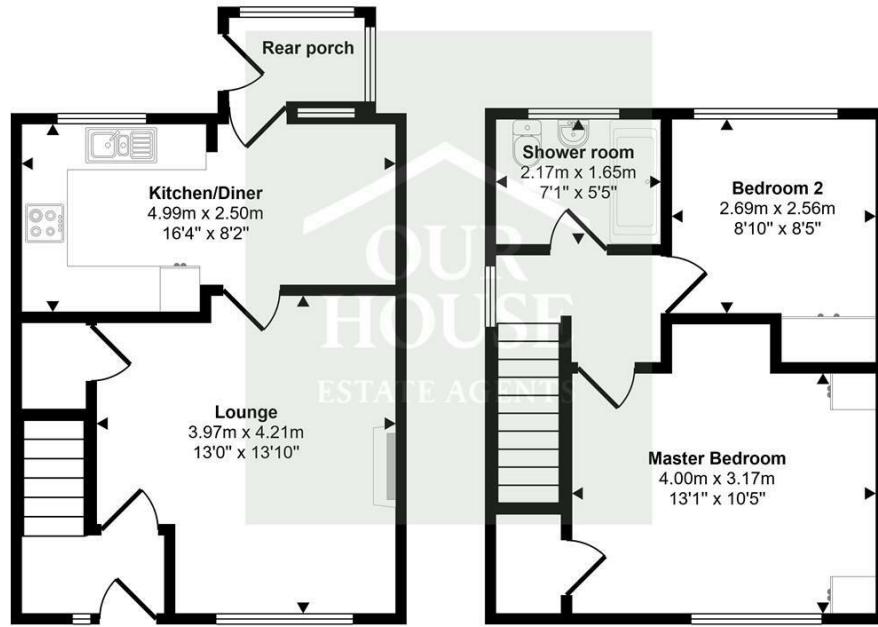


Bathroom
7'1" x 5'4" (2.17 x 1.65)
Rear window, W.C, Pedestal wash hand basin, Step in shower, Vanity unit, Heated towel rail and fixed hand rail.

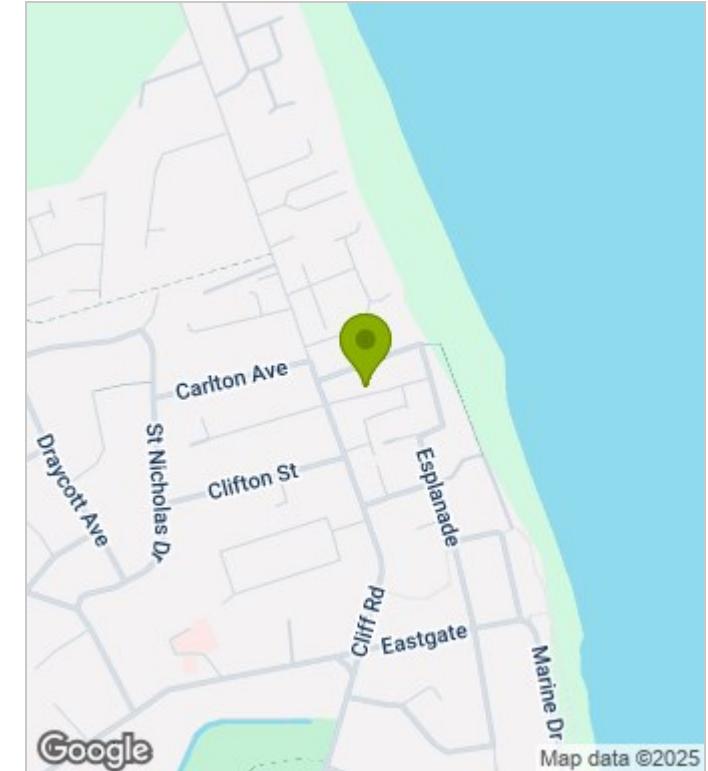


Rear Garden
Paved area with side access, Fenced boundaries, Planted border and rear vehicle access.

Approx Gross Internal Area
67 sq m / 723 sq ft



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		68
(69-80) C		
(55-68) D		
(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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