



21 Burton Road, Hornsea, HU18 1QX

£289.950

4 1 2

Our House are delighted to offer to the market this stunning example of a period terraced home. A credit to the current owners it is tastefully presented from front to back and provides ample living space for the growing family. Located in a sought after area of Hornsea, close to all local amenities and Hornsea Beach.

This property briefly comprises of ; Lounge, Dining Room, Utility, Kitchen/Diner, 4 Bedrooms, Bathroom, Separate WC, Rear Garden, Private Parking.

Not to be missed this brilliant property would be a great purchase for a range of buyers.

Call us now on 01964 532 121.

Tenure- Freehold  
EPC- E  
Council Tax- C

**Front Garden**  
Gravelled garden

**Entrance Porch**

**Entrance Hall**

Staircase to first floor, spindle banister with under stairs cupboard, laminated floor and radiator included.

**Lounge**

15'11" x 14'8" (4.87 x 4.48)

Includes a front facing bay window, fireplace, corning wooden floor, panelled wall, picture rail, ceiling rose and radiator.

**Dining room**

12'10" x 12'2" (3.93 x 3.73)

Rear window, tiled fireplace, corning ceiling, picture rail and radiator

**Kitchen Diner**

20'5" x 11'3" (6.24 x 3.45 )

Two side windows, fitted wall & base units (bespoke handmade), wooden work surfaces and belfast sink. Also featuring partly tiled walls, laminated floor, exposed brick wall, space for range style oven and fridge freezer, extractor fan and radiator





#### Utility

Side window with work surfaces, tiled flooring and speal and plum wash machine and tumble dryer

#### First Floor Landing

Loft access

#### Second Floor Landing

Features a roof light facing the rear and wooden spindle banister

#### Master Bedroom

22'10" x 19'3" (6.98 x 5.89)

Front facing dormer window and rooflight facing the rear. And includes wooden floor, ornate wooden panelling and electric radiator. Located on the 2nd floor

#### Bedroom 2

19'3" x 16'1" (5.88 x 4.91)

Front facing bay window featuring an original fireplace, corning ceiling, ceiling rose and two radiators. Located on the front floor

#### Bedroom 3

12'9" x 12'2" (3.91 x 3.73 )

Carpeted bedroom with rear window and includes another original fireplace, built in cupboards and radiator which is located on the first floor

#### Bedroom 4

11'3" x 8'1" (3.43 x 2.48)

Carpeted bedroom with rear window and radiator

#### Bathroom

8'5" x 6'11" (2.58 x 2.12 )

Includes a corner shower and free standing bath, side window, partly tiled walls, tiled floors, extractor fan, radiator and ceiling rose

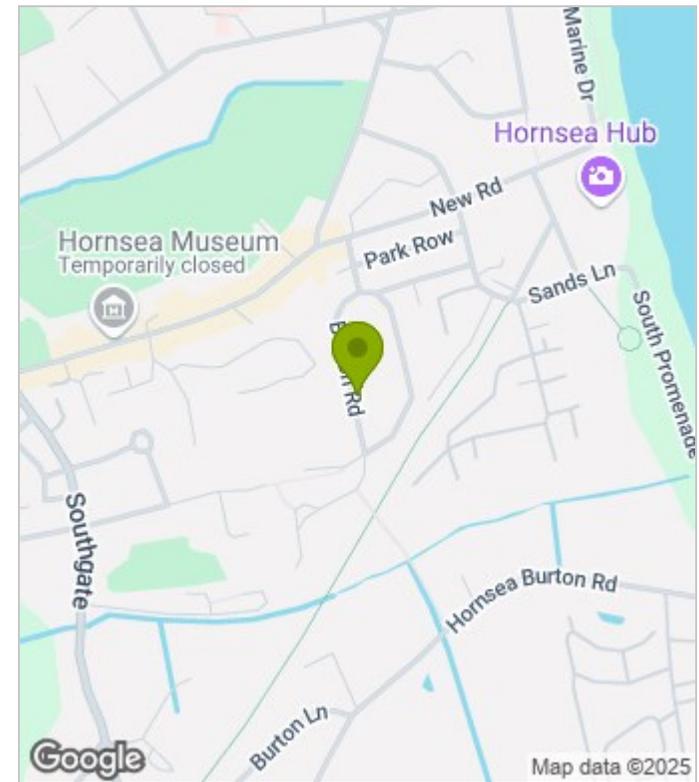
#### Separate WC

W.C, side window, wash hand basin, partly tiled walls, tiled floors and radiator

#### Rear Garden

Laid mainly to lawn but part gravelled. Includes Fenced boundaries, garden shed, double gates to parking drive, brick built outbuilding with plumbing for W.C

# FLOOR PLAN TO GO HERE



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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