



4 Westholme Avenue, Hornsea, HU18 1JX

£135,000



*** SUBSTANTIAL REDUCTION AND CHAIN FREE!! ***

This quaint property offers 2 double bedrooms and 3rd bedroom/office space, lounge with sea views from window seat, shower room, good sized kitchen and sunroom internally and externally has parking for multiple cars including space for motorhome or caravan to the side and a very private, enclosed rear garden. The property benefits from full central heating with additional gas fire in living room and electric radiator in hallway.

Whether you are looking for an investment opportunity, a holiday home or retirement property this home will tick your boxes!! Book a viewing now to avoid disappointment!!

EPC-D

Council Tax - A

Tenure - Freehold



Front Garden

Driveway for three vehicles and side drive. Gravelled and paved areas.

Entrance Porch

9'1" x 4'7" (2.78 x 1.41)

Composite door to entrance door, laminate flooring and radiator.

Entrance Hall

Electric heater and laminate flooring.

Lounge

13'11" x 13'1" (4.26 x 3.99)

Square bay window to front and window to side, gas fire with wood surround fireplace, coving to ceiling, ceiling rose, laminate flooring and radiator.

Kitchen

11'7" x 9'6" (3.54 x 2.92)

Window to side, a range of fitted wall and base units with work surfaces, composite one and a half bowl sink. Built in electric hob and oven, space for fridge freezer, laminate flooring, part tiled walls, extractor fan and radiator.

Sunroom

10'6" x 6'4" (3.22 x 1.95)

Window to side and rear, doors to side into garden, laminate flooring and radiator.

Master Bedroom

9'11" x 9'9" (3.03 x 2.99)

Window to side, laminate flooring and radiator.

Bedroom 2

11'6" x 7'0" (3.52 x 2.14)

Window to side, laminate flooring and radiator.

Bedroom 3/ Office

10'10" x 5'4" max (3.31 x 1.63 max)

Window to side, wooden flooring and radiator.

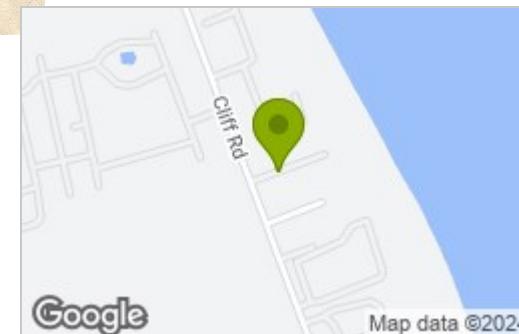
Shower Room

9'7" x 4'3" (2.94 x 1.3)

Window to side, wash hand basin in unit, corner shower, w.c., built in cupboard, heated towel rail, tiled walls and flooring.

Rear Garden

Cottage style rear garden with gated parking to side, paved and gravelled areas, plated and fenced boundaries, two garden sheds, side access and covered area.



Total area: approx. 70.3 sq. metres (756.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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