



41 Station Court, Hornsea, HU18 1QD

£165,000



Situated on the ever-popular Station Court in Hornsea, this beautifully presented two-bedroom terraced property offers a stylish and modern living environment, complete with the added benefit of an allocated parking space. Ideal for first-time buyers, downsizers, or investors alike.

Recently redecorated throughout, the home boasts a fresh, contemporary feel, featuring a newly fitted kitchen and bathroom, along with a modern boiler for added efficiency and peace of mind. The lounge provides a comfortable and inviting space for relaxing and entertaining with modern media wall.

The ground floor comprises a welcoming lounge and a sleek, modern kitchen, while the first floor offers two well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from a low-maintenance courtyard-style garden to the rear, with the added advantage of a gate providing direct access onto the Trans Pennine Trail, ideal for walking, cycling, and enjoying the outdoors.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

EPC: C
Council Tax: A
Tenure: Freehold

Lounge

14'2" x 13'2" (4.32 x 4.02)

Entrance door and window to front, electric fire within media wall. Coving to ceiling, laminate flooring, staircase to first floor and radiator.





Kitchen

13'1" x 8'5" (4 x 2.58)

Window to front and door to rear, a range of fitted wall and base units with complimentary work surfaces, built in electric hob and oven, space and plumbing for washing machine, part tiled walls and wood panelled detail. Extractor fan and radiator.

First Floor Landing

Loft access and carpet.



Master Bedroom

11'4" x 9'10" (3.46 x 3.0)

Dormer window to front, cupboard, carpet and radiator.

Bedroom 2

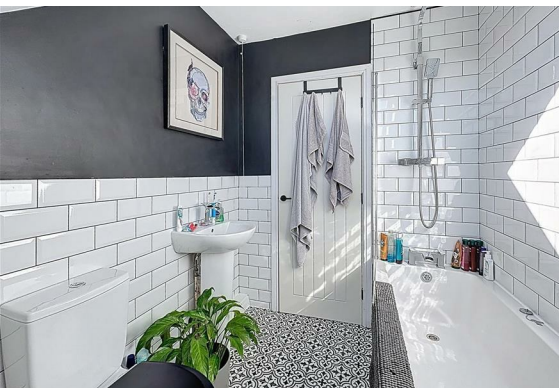
11'6" x 6'8" (3.51 x 2.04)

Velux window to rear, carpet and radiator.

Bathroom

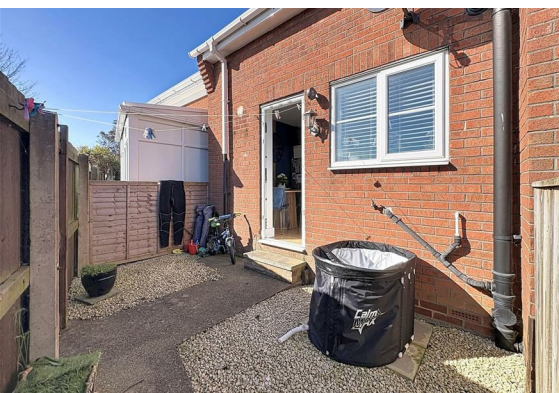
8'2" x 6'1" (2.51 x 1.86)

Velux window to rear, pedestal hand wash basin, W.C, panelled bath with shower over, tiled flooring, part tiled walls and radiator.

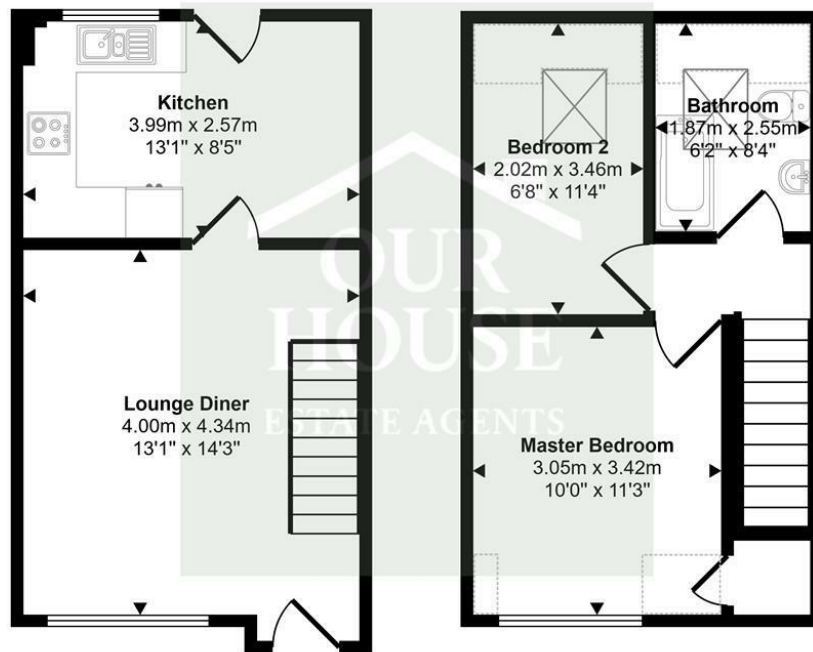


Rear Garden

Courtyard style with gravelled areas. With gate access to the rear.



Approx Gross Internal Area
57 sq m / 618 sq ft

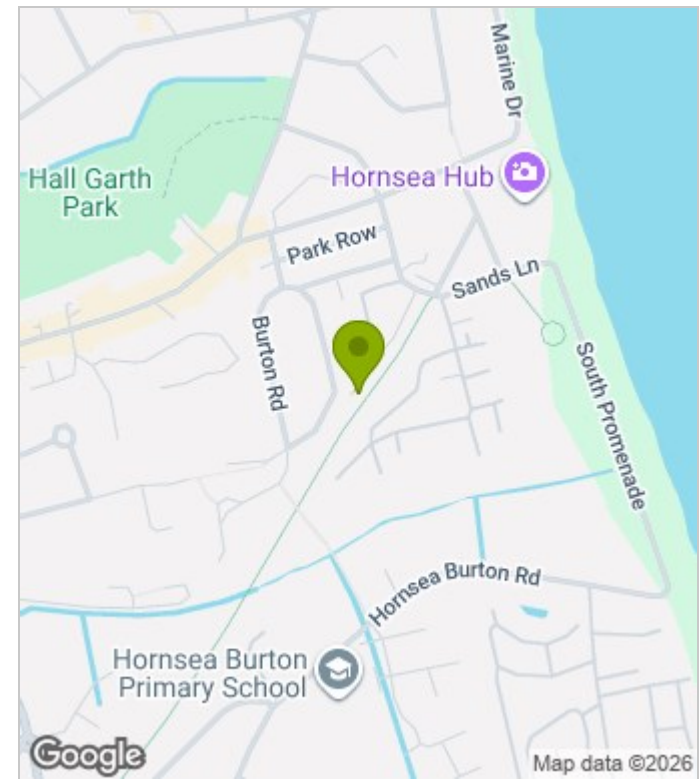


Ground Floor
Approx 29 sq m / 308 sq ft

First Floor
Approx 29 sq m / 310 sq ft

Denotes head height below 1.5m

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			90
(81-91) B			
(69-80) C		75	
(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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