

## 3 Rolston Road, Hornsea, HU18 1TD

### £129,950

A generously sized three bedroom semi detached property, with large rear garden and ample parking. In need of some modernisation it is an ideal property for first time buyers, families and investors alike who would want to put their own stamp on something. With a spacious floorplan throughout and bags of potential across the two reception rooms and three bedrooms it's not one to be missed!

The floorplan briefly comprises; entrance hall, lounge, dining room, kitchen, utility, cloakroom WC, three bedrooms and a bathroom.

Call now to view on 01964 532 121.  
EPC awaited



### Entrance Hall

Entrance door, leading to staircase to first floor with downstairs cupboard and radiator.

### Cloakroom (WC)

5'10" x 5'4" (1.8 x 1.64)

Window to rear, wash hand basin and shower, w.c, heater and tiled flooring.

### Lounge

12'11" x 12'4" (3.95 x 3.78)

Window to front, fireplace with traditional surround and radiator.

### Dining Room

10'5" x 9'0" (3.2 x 2.75)

Window to rear, large brick open fire place with multi-fuel burner (needs testing), and radiator.

### Kitchen

10'5" x 9'11" (3.19 x 3.03)

Window to rear, a range of fitted wall and base units with complimentary work surfaces and single drainer with bowl sink. Plumbing and apace for slimline dishwasher, part tiled walls and flooring.

### Utility

8'5" x 5'6" (2.58 x 1.68)

Rearhall with backdoor leading into the utility, window to front, plumbing for washing machine and space for dryer.

### First Floor Landing

Window to side, and loft access.

### Master Bedroom

10'10" x 10'1" (3.32 x 3.09)

Window to front aspect, large built in wardrobes and radiator.

### Bedroom 2

10'6" (max) x 13'1" (3.21 (max) x 4.01)

Window to rear, built in wardrobes and cupboard, and radiator.

### Bedroom 3

8'11" x 8'2" (2.74 x 2.49)

Window to front, built in single bed and radiator.

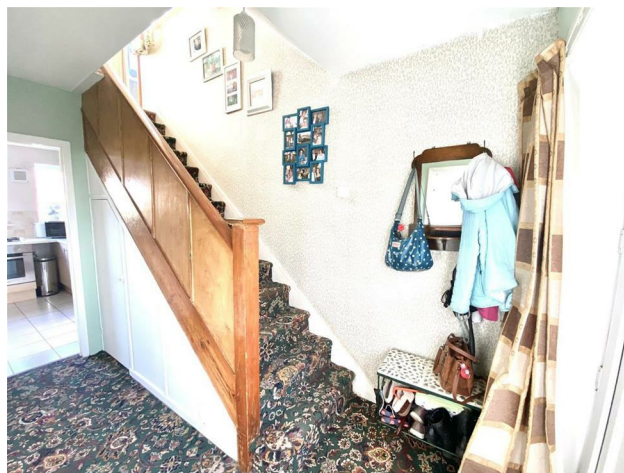
### Bathroom

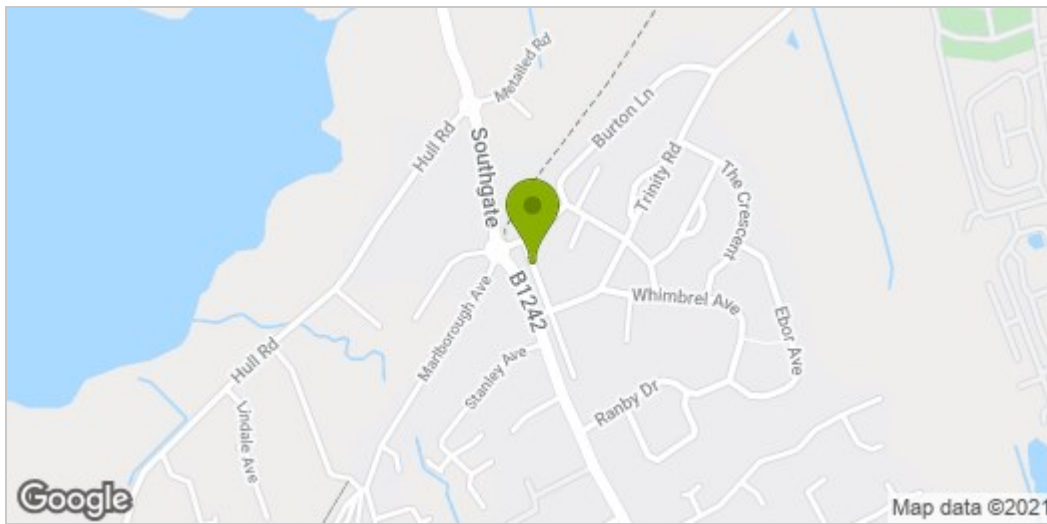
6'0" x 5'6" (1.83 x 1.69)

Window to rear, pedestal wash hand basin and pannelled bath with shower over, w.c, heated towel rail and vinyl flooring.

### Rear Garden

Mainly gravelled with fenced and hedge boundaries, raised beds and path around and pond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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### Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk