



46 Burton Road, Hornsea, HU18 1QY

£265,000

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A stunning example of an Edwardian 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. With four bedrooms spread across two floors, two reception rooms to the ground floor and beautifully extended living kitchen. Located conveniently close to the town centre and seafront of Hornsea.

The floorplan briefly comprises; entrance hall, lounge, snug, living kitchen, utility room and downstairs w.c. To the first floor, two bedrooms and two bathrooms, and two further double bedrooms to the third floor. Externally, the property has a gravelled fore garden with hedge and wall boundary to the front and paved rear garden, workshop and rear pedestrian access.

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EPC: C

Council Tax: C

Tenure: Freehold

Entrance Porch

Open entrance porch.

Cloakroom (wc)

Wash hand basin, w.c, vinyl flooring.

Lounge

15'11" x 13'4" (4.87 x 4.08)

Bay window to front, tiled hearth with log burner, cornicing to ceiling, ceiling rose, laminate flooring and two radiators.

Snug/Dining room

12'4" x 9'3" (3.78 x 2.84)

Tiled hearth with multi-fuel fire, barn style sliding doors to kitchen, built in original storage cupboards and solid wood floor.

Breakfast Kitchen

16'7" x 13'8" (5.07 x 4.17)

Velux windows to side, a range of fitted wall and base units with complimentary work surfaces and bowl sink, induction hob with extractor and built in electric oven, plinth heater plumbed to central heating, space and plumbing for American style fridge freezer, breakfast bar and vinyl flooring.

Utility

8'7" x 5'7" (2.62 x 1.71)

Windows to side and velux window. Fitted wall and base units and one and a half bowl sink. Space and plumbing for washing machine, tumble dryer with vent outside, and dishwasher.

First Floor Landing

Staircase to second floor with spindle banister and radiator.

Second Floor Landing

Split level, Velux window to rear, hatch doors to eves.





Master Bedroom

16'4" x 16'0" (4.98 x 4.88)

Bay window to front, coving to ceiling, laminate flooring and radiator.

Shower Room

6'2" x 5'10" (1.88 x 1.8)

Window to side, vanity corner unit housing wash hand basin, step in shower and w.c, part shower wall, extractor fan, vinyl flooring and radiator.

Bedroom 2

12'11" x 9'8" (3.94 x 2.96)

Window to rear, built in wardrobes, laminate flooring and radiator.



Bedroom 3

17'3" x 13'0" (5.27 x 3.98)

Dormer window to front, laminate flooring and radiator.

Bedroom 4

12'9" x 10'11" (3.91 x 3.35)

Dormer window to rear, laminate flooring and radiator.



Bathroom

9'6" x 8'11" (2.91 x 2.73)

Window to rear, wash hand basin, panelled bath and w.c, extractor fan, part tiled walls, vinyl flooring and radiator.

Rear Garden

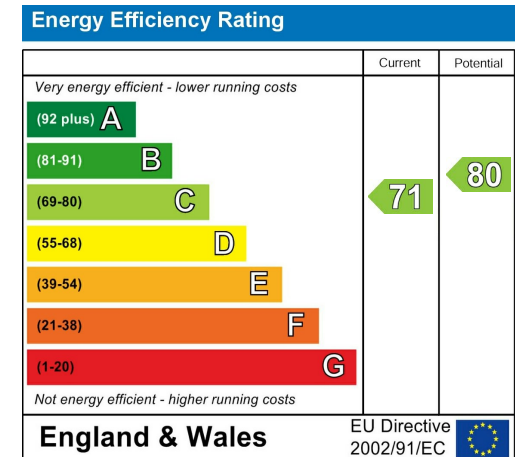
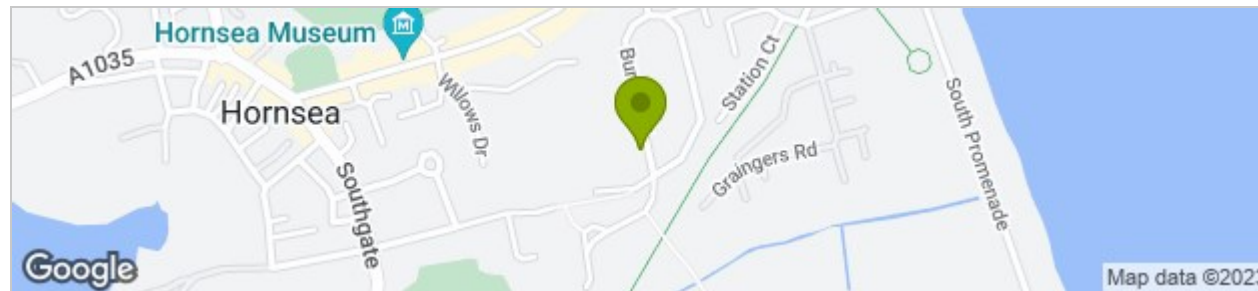
Mainly paved area, garden shed, fenced boundaries, electrical sockets, outside sink with hot and cold taps, veg beds.

Workshop

16'4" x 11'5" (5 x 3.49)

Full electrics, doors front and back.





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