



13B Cliff Road, Hornsea, HU18 1LN

£365,000





Nestled in the heart of Hornsea, this charming detached house offers a perfect blend of modern living and convenience. Built in 2012, the property boasts a contemporary design for the new owners to enjoy or to use as the perfect canvas to put their own stamp on.

Upon entering, you are welcomed into a spacious reception area, followed by a large lounge/diner and separate kitchen and utility room. The house also features three well-proportioned bedrooms, ground floor shower room, first floor bathroom and a generous garden providing ample space for a growing family or guests.

One of the standout features of this property is its central location, placing you within easy reach of local amenities, schools, and the beach. The parking available adds to the convenience, making it easy for you and your visitors to come and go as you please.

Please call Our House now to avoid disappointment, 01964 532121

EPC- C  
Tenure- Freehold  
Council Tax- D

### Entrance Hall

Entrance door into property, Staircase to first floor, Understairs cupboard, Radiator, Carpets

### Cloakroom WC

6'5" x 6'2" (1.98 x 1.89)

Window to side of property, WC, Wash hand basin, Part tiled walls, Extractor fan, Radiator, Vinyl floors, Step in shower

### Through Lounge Diner

24'10" x 17'10" (7.57 x 5.44)

2 x Windows to rear of property, French doors to garden, Fireplace with wooden surround and gas fire, Carpets, 2 x Radiators.







### Breakfast Kitchen

15'1" x 10'7" (4.62 x 3.23)

Windows to front and side of property, Fitted wall and base units, Work surfaces, Single drainer composite bowl sink, Part tiled walls, Extractor fan, Radiator, Space for range style oven, Fitted dishwasher, Vinyl flooring

### Utility

8'4" x 6'2" (2.55 x 1.89)

Doors to side of property, Base units, Work surfaces, Space for dryer, Space for washing machine, Radiator, Vinyl flooring, Fire extinguisher, Cupboard

### First Floor Landing

Window to side of property, Carpets

### Master Bedroom

15'0" x 13'11" (4.59 x 4.26)

Window to rear of property, Built in wardrobes, Radiator, Carpets, Storage to eaves.

### Bedroom 2

12'8" x 12'4" (3.88 x 3.76)

Window to front of property, Built in wardrobes, Radiator, Storage to eaves.

### Bedroom 3 (Ground Floor)

10'2" x 9'4" (3.12 x 2.85)

Window to front of property, Built in wardrobes, Radiator, Carpets

### Bathroom

8'4" x 6'10" (2.55 x 2.09)

2 Velux windows to side of property, WC, Wash hand basin with unit under, Panelled bath with shower over, Part tiled walls, Extractor fan, Radiator, Loft access, Vinyl flooring.

### Rear Garden

Laid mainly to lawn, Paved patio area, Pond, Fenced boundaries, Covered outdoor kitchen area, Graveled area, Log/Bin store.

### Double Garage

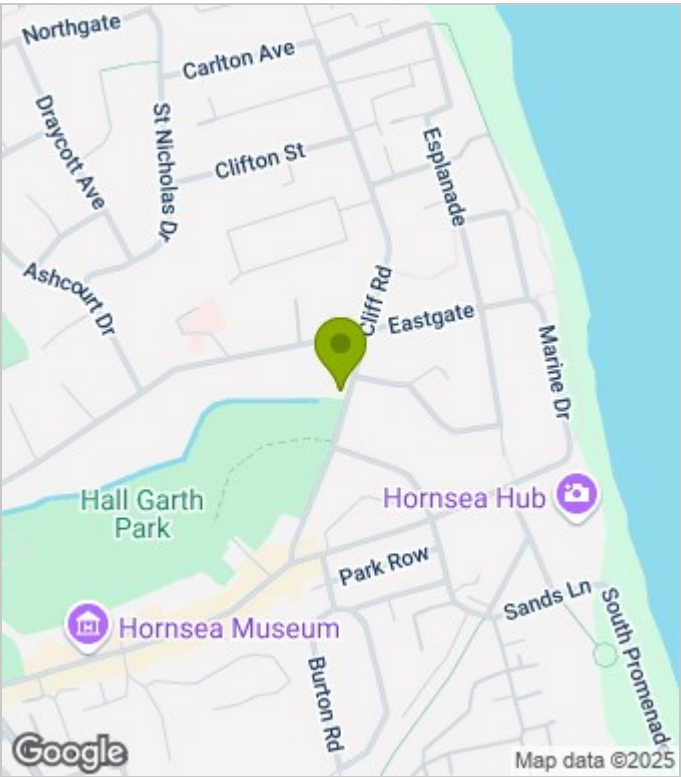
17'3" x 15'3" (5.27 x 4.65)


Light points, Power points, Electric roller door





# FLOORPLAN TO GO HERE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
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.

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