



Wortley Cottage 16 Eastbourne Road, Hornsea, HU18 1QS

£177,000



**** CENTRAL LOCATION ****

This stunning cottage conversion is situated in a tucked away location close to the town centre and is currently being run as a successful holiday let by the current owners but would equally make a beautiful home.

The property is open plan on the ground floor, light floods in from the large south-facing windows to the front and through the Velux windows in the vaulted kitchen ceiling creating a lovely, bright, open space for cooking, eating or relaxing. There are 2 double bedrooms and bathroom to the 1st floor and a ground floor W.C completes the internal space. Externally, the property has a courtyard space to the rear and benefits from an allocated parking space.

Viewing for this property is highly recommended!

EPC: C

Council Tax: Run as a holiday let and so is currently exempt.

Tenure: Leasehold

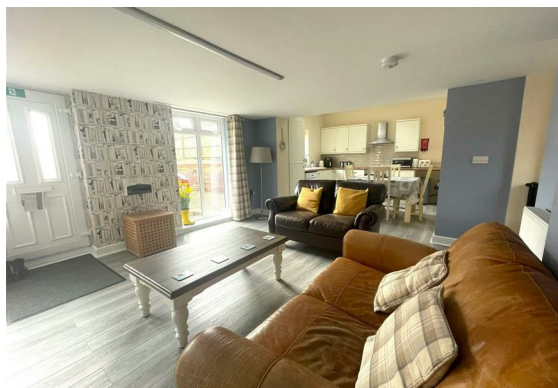
Cloakroom

Window to rear, vanity wash hand basin, W.C, extractor fan, vinyl flooring and radiator.

Lounge

16'10" x 14'5" (5.15 x 4.40)

Floor to ceiling front facing windows, access to stairs with window to rear and two radiators.





Kitchen Diner

13'3" x 9'8" (4.04 x 2.95)

Window to front and two Velux to the side, vaulted ceiling, a range of fitted wall and base units with work surfaces over, including 1 1/2 bowl sink unit, built in electric oven and hob with extractor hood over, built in fridge freezer and space for a washing machine, part tiled walls, vinyl flooring and radiator.

First Floor Landing

Window to rear and radiator.

Master Bedroom

13'8" x 7'10" (4.19 x 2.39)

Window to front aspect, built in cupboard, loft access, carpeted and radiator.

Bedroom 2

10'2" x 8'8" (3.12 x 2.65)

Front facing window, carpeted and radiator.

Bathroom

15'5" x 5'0" (4.72 x 1.54)

Window to rear, panelled bath with shower over, vanity wash hand basin, W.C, two units, extractor fan, part tiled walls and radiator.

Rear Garden

Fully paved area, fenced boundaries and garden shed with lighting and power.



FLOORPLAN GOES HERE



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(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 