



**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

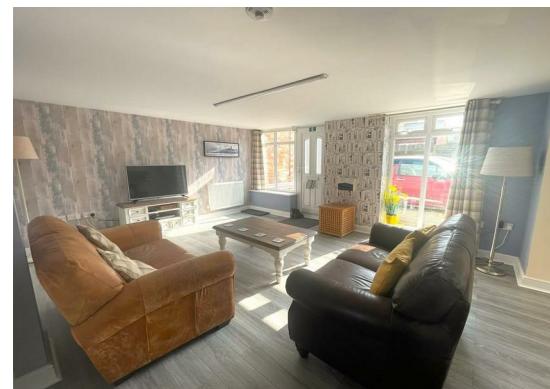
#### Cloakroom

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.

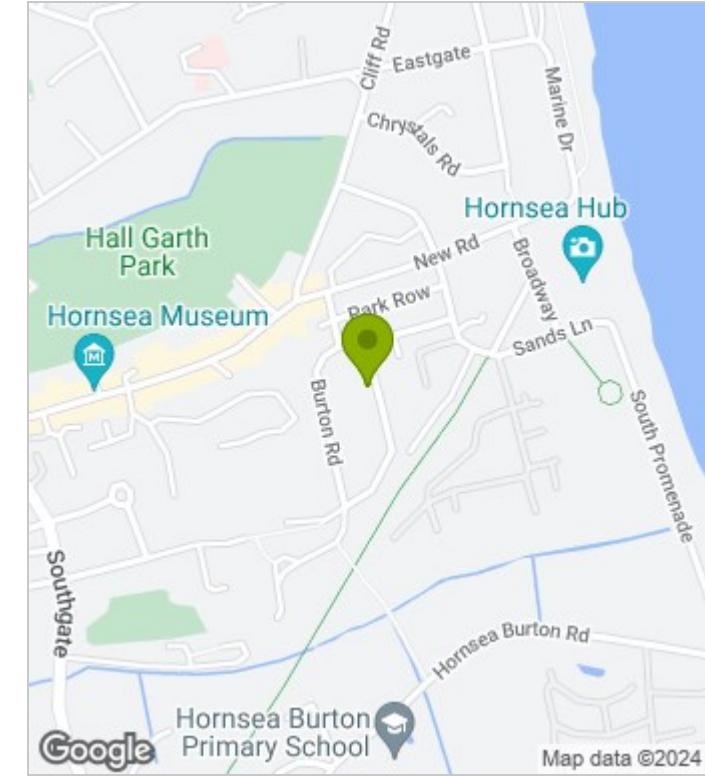
**Bedroom 2**  
10'2" x 8'8" (3.12 x 2.65)  
Front facing window, carpeted and radiator.



**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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)