



Rosslyn Back Southgate, Hornsea, HU18 1BA

£115.000





This two-bedroom cottage with additional loft space offers a fantastic opportunity for buyers looking to take on a full renovation project. Located just a short walk from the town centre, the property is ideally situated for access to local shops, amenities, and transport links.

The accommodation comprises two bedrooms, a loft space, and a basic kitchen area with sink. The property requires comprehensive refurbishment throughout, making it a perfect blank canvas for those wishing to create a home to their own specification.

Externally, there is a small courtyard garden to the rear and a large shed offering useful storage space. Offered with no onward chain, this is an ideal investment or project for those with the vision to unlock the property's potential.

EPC: E  
Council Tax: A  
Tenure: Freehold

### Entrance Hall

### Lounge

12'4" x 11'5" (3.78 x 3.48)

Includes a front and side facing window, Gas fireplace, Radiator, Open beamed ceiling and under stairs cupboard.

### Kitchen

12'1" x 9'10" (3.7 x 3.02)

Includes side and rear windows, Base units, Single drainer stainless bowl sink, Gas cooker, Radiator, Vinyl floor, Built in wardrobes and pantry with windows to the side.

### First Floor Landing

First floor landing with loft access







### **Master Bedroom**

12'5" x 11'3" (3.8 x 3.43)

Featuring a front facing window, Built in cupboard, Radiator and a cupboard with the hot water tank in.

### **Bedroom 2**

10'0" x 7'0" (3.06 x 2.14)

This bedroom has a window facing the side of the property and a radiator.

### **Loft Space**

8'9" x 8'4" (2.68 x 2.55)

This is a boarded out loft space which features a velux window facing the rear of the property and eves storage.



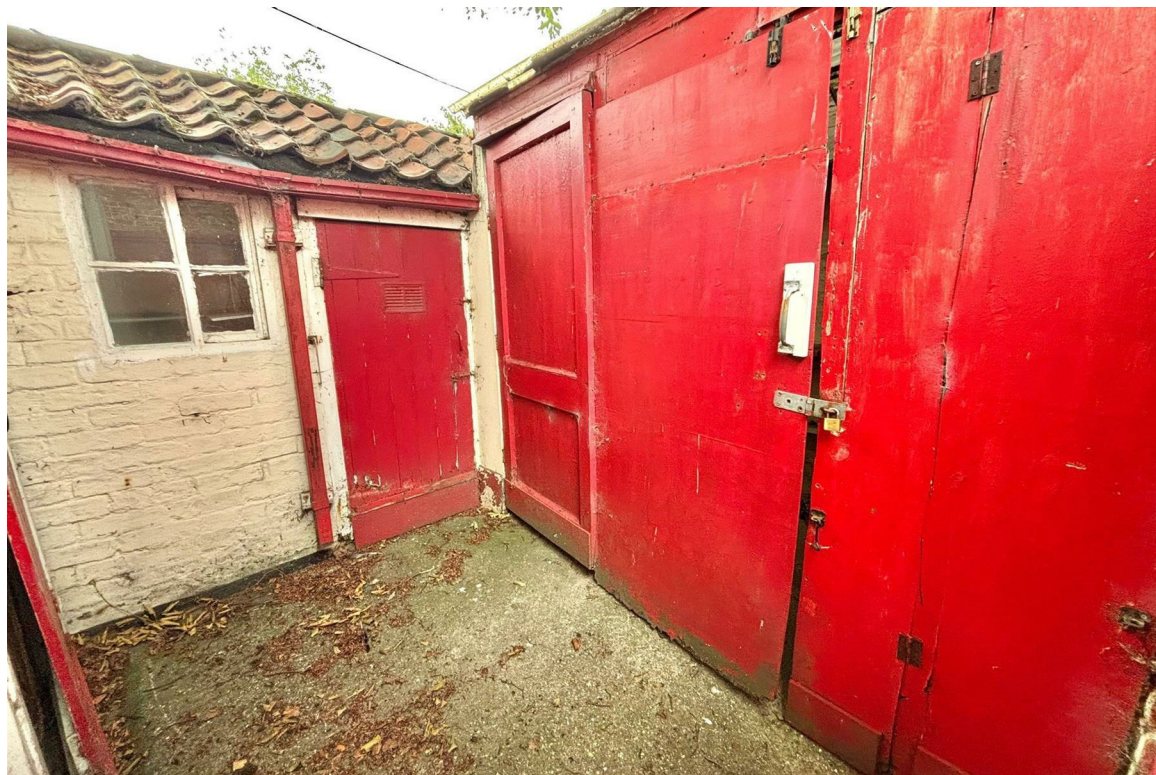
### **Bathroom**

6'11" x 5'9" (2.13 x 1.76)

Bathroom with rear window, W.C, Pedestal hand wash basin, Corner panelled bath, Radiator and partly tiled walls.

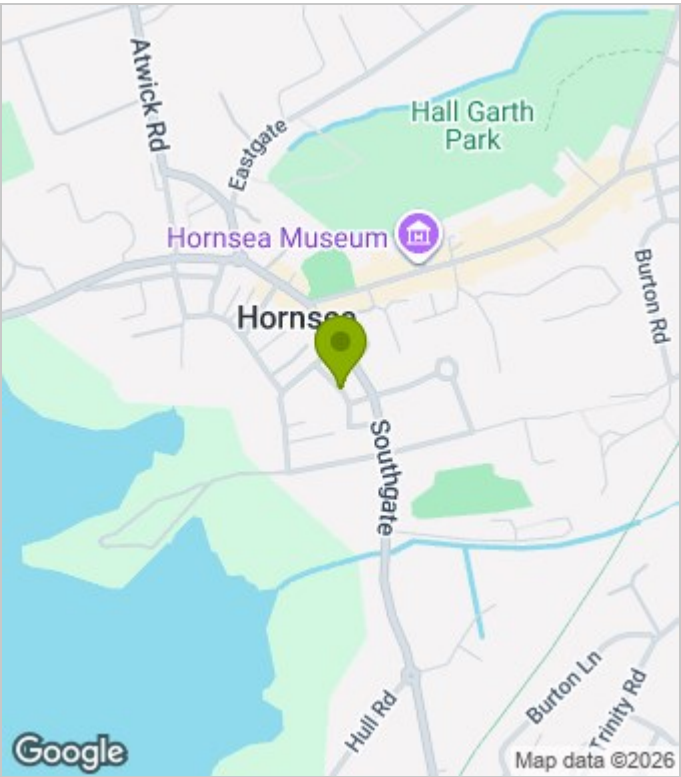
### **Rear Yard**

This snug rear yard presents a brick built shed with W.C





FLOORPLAN



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	