



6 Pioneer Terrace, Hornsea, HU18 1JP  
£179,950



Our House are delighted to present this charming property located on Pioneer Terrace, Cliff Road, Hornsea.

This delightful house boasts not only a great location but also stunning sea views to the rear. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property features three generously sized bedrooms, offering ample space for a growing family or guests. This home also briefly comprises; Separate dining room, conservatory, kitchen, and family bathroom.

With its spacious layout and desirable location, this house presents a wonderful opportunity for those seeking a peaceful retreat by the sea, perfect for families and first time buyers!

EPC- D  
Council Tax - A  
Tenure - Freehold

#### Front Garden

Mainly paved with walled boundaries. Beautifully landscaped with various flowers and shrubs.

#### Entrance Porch

UPVC Entrance door to front, window to front and side, door to Entrance hall.

#### Entrance Hall

Entrance door, spacious with staircase to first floor landing, spindle banister, dado rail and radiator.

#### Kitchen

17'2" x 7'2" (5.25 x 2.20)  
Window to rear, fitted wall and base units, work surfaces, stainless steel 1/2 bowl sink unit with single drainer and space for under counter fridge and freezer, space and plumbing for washing machine, space for free standing gas oven and hob. Partially tiled walls, tiled flooring, coving to ceiling built in cupboard and radiator.





**Through Lounge Diner**  
26'3" max x 12'9" max (8.02 max x 3.90 max)  
Square bay window to front, french doors to dining room, fireplace with wooden mantle and tiled hearth and back. Coving to ceiling, two ceiling roses, carpeted flooring, dado rail and radiator.

**Dining Room**  
11'3" x 8'2" (3.44 x 2.51)  
Carpeted flooring, coving to ceiling, radiator and patio doors to:



**Conservatory**  
16'10" x 7'11" (5.14 x 2.42)  
French doors to garden, tiled flooring, built in storage housing new boiler and two radiators.

**First Floor Landing**  
Spindle banister and loft access.

**Bedroom 1**  
12'4" x 10'7" (3.76 x 3.23)  
Window to front, built in wardrobes, coving to ceiling and radiator.

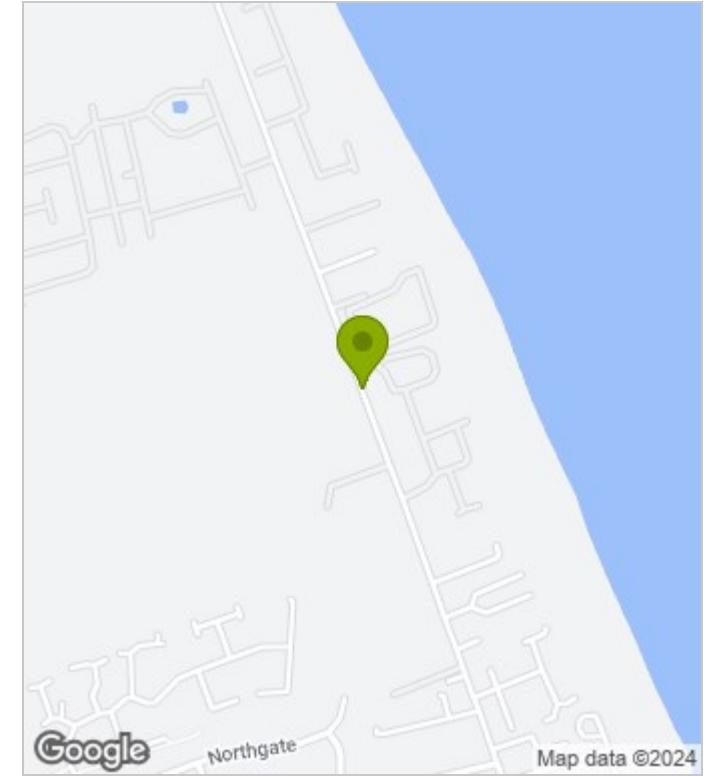
**Bedroom 2**  
10'8" x 10'7" (3.26 x 3.24)  
Window to rear, built in wardrobes, coving to ceiling and radiator. Newly carpeted.

**Bedroom 3**  
8'8" x 6'9" (2.65 x 2.08)  
Window to front, coving to ceiling and radiator. Newly carpeted.

**Bathroom**  
6'10" x 5'5" (2.09 x 1.67)  
Window to rear, WC, pedestal wash hand basin, panelled bath with shower over, wall mounted fan heater, heated towel rail and partially tiled walls.

**Rear Garden**  
Mainly paved, large garden shed, walled boundaries, rear pedestrian access and planted borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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

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