



74 Eastgate, Hornsea, HU18 1LW

£425,000



Not a stone has been left unturned with the renovation of this property. It has been completely transformed by the current owners to offer a truly high end finish. Do not be fooled by a quick glance from the front, this property is also deceptively spacious! Entering through the electric gates there is a private, gravelled parking drive with room for multiple vehicles. The property also has an integral garage with electric roller door which is currently used as utility room and store. The open plan living room, kitchen and dining room are simply breathtaking, there are three bedrooms to the ground floor including the spacious master and the bathroom is equally as stunning. Features such as the quartz work tops, the roof lantern, bi-fold doors and Karndean flooring throughout finish the property beautifully. A switchback staircase leads to the first floor where there is the great sized second bedroom and shower room. Outside to the rear is a beautifully laid out an functional garden, purposely set out for relaxing and enjoying the southerly aspect which backs on to Hall Garth Park. There is a large paved patio area with glass balustrade and steps leading down to the second lawn with raised beds, planted borders and decked area with large garden shed.

If you're looking for a home above all others, in a great location then call us now to arrange your viewing.
Floorplan and EPC to follow.

Front Garden

Electric gates, to gravelled parking area.

Entrance Hall

Undertairs cupboard, and large cupboard. Karndean flooring and spotlights.

Lounge

12'11" x 11'8" (3.94 x 3.57)
Windows to side, with log fire. Karndean flooring.





Kitchen Diner

23'7" x 16'3" (7.21 x 4.96)

Window to side and bifold doors leading to rear garden. A range of fitted gloss white cabinets and quartz work surfaces, and one and a half bowl sink units. Two built in electric oven and induction hob on the island. Built in microwave and fridge freezer. Large lantern, radiator and spot lights.

First Floor Bedroom 2

12'0" x 9'8" (3.67 x 2.95)

Window to side, storage to eaves, carpet and radiator.



Upstairs shower room with bedroom 2

Vanity wash hand basin, step in shower and w.c. Heated towel rail, extractor fan and karndean flooring.

Master Bedroom

15'8" x 11'9" (4.8 x 3.6)

Windows to side, carpet and radiator.

Bedroom 3

11'2" x 10'8" (3.41 x 3.26)

Window to front, carpet and radiator.



Bedroom 4

11'9" x 9'9" (3.6 x 2.98)

Window to side, radiator.

Bathroom

11'5" x 7'3" (3.49 x 2.22)

Window to side, vanity wash hand basin, panelled bath with shower on tap and w.c. Heated towel rail, spotlights and karndean flooring.

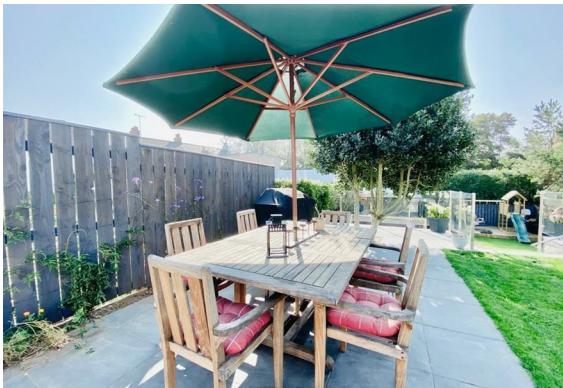


Rear Garden

Large paved area with steps leading down to lawn with garden shed and decking. Glass balustrade between levels. Fenced boundaries with planted border and side access.

Garage

Electric roller door with utility storage. Washer and dryer space, single drainer with sink. Laminate flooring.



Total area: approx. 140.1 sq. metres (1508.3 sq. feet)



Energy Efficiency Rating

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

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.

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL
T. 01964 532121 | E. office@ourhouseestateagents.co.uk

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.