



3 The Greenway, Hornsea, HU18 1SL

£169,950

Situated in a prime position Our House is pleased to offer for sale a well sized three bedrooomed first floor flat which includes a ground floor retail unit that currently has a hairdressers in situ. The flat comprises entrance hall, lounge, kitchen, dining room, three good sized bedrooms and bathroom. There is also a good sized garden with garage. The retail unit comprises of main salon area, treatment room and kitchen area. We believe there will be plenty of interest in this great property so call us now to book your viewing on 01964 532121. EPC for the flat 'awaited'.

SALON

Ground floor with salon.

Main Salon Area

24'5" x 14'5" at widest (7.45 x 4.40 at widest)

Two large windows to front, entrance door to front two large vanity shelves, four work stations, one hair washing station and reception desk.

Treatment Room

13'4" x 13'0" (4.07 x 3.98)

Window to front, laminate flooring, boarded door to side, door to storage space.

Kitchen Area

13'11" x 7'11" max (4.26 x 2.43 max)

Fitted wall and base units with work surfaces, stainless steel sink and drainer and vinyl flooring

FLAT ABOVE

Entrance Hall

11'6" x 6'5" (3.52 x 1.98)

Entrance door to rear, staircase to first floor with understairs cupboard and laminate flooring.

Dining Room

15'11" x 10'4" (4.86 x 3.17)

Double glazed window to rear, electric fire, laminate flooring and radiator.

Kitchen

14'4" x 6'0" (4.38 x 1.83)

Double glazed window to side and rear, fitted wall and base units with wood effect wood surfaces, single drainer sink unit, built in electric oven with gas hob and extractor hood over, space for washing machine and dryer. Under counter space for fridge and freezer and laminate flooring

First Floor Landing

Window to side, banister and radiator

Lounge

13'10" x 10'0" (4.24 x 3.05)

Double glazed window to side and radiator. Located on the first floor.

Master Bedroom

13'10" x 13'11" at widest (4.22 x 4.26 at widest)

Two double glazed windows to front, corner shaped, carpeted flooring and radiator.

Bedroom 2

11'11" x 13'2" (3.65 x 4.02)

Double glazed window to front and radiator.

Bedroom 3

10'2" x 10'2" max (3.12 x 3.12 max)

Window to rear and radiator.

Bathroom

Window to rear, pedestal wash hand basin, panelled bath with shower over, extractor fan, vinyl flooring and radiator.

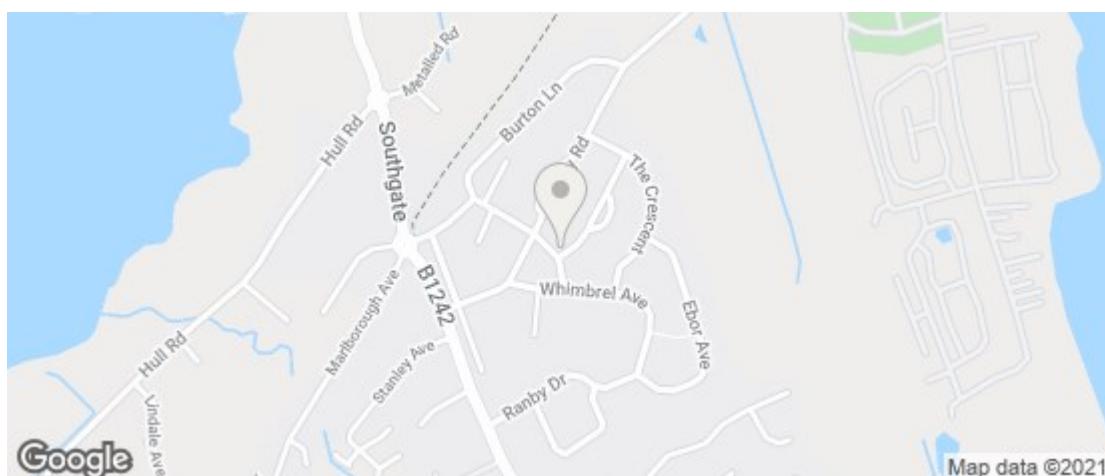
Rear Garden

Concrete area, paved area, fenced boundaries and summer house.

Garage

25'7" x 12'3" (7.81 x 3.74)

Integral with timber barn style doors, light and power points and tap.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Our House Estate Agents

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