



22 Rawson Way, Hornsea, HU18 1DH

£179,950

**** PRICED TO SELL ****

This property was built in 2009 by Peter Ward Homes and the area of Rawson Way has become a popular residential area due to its array of family homes and being a cul-de-sac. This property offers well proportioned accommodation over two floors, the floorplan briefly comprises of Lounge, kitchen diner, utility, cloakroom (W.C), three bedrooms and family bathroom. Externally there is a secluded, west facing rear garden with gate leading to an allocated parking space.

This property has been priced to sell and won't be around for long!

EPC - C
Council Tax - B
Tenure - Freehold

Front Garden

mature planting to front and side of property.

Entrance Hall

Entrance door, radiator.

Cloakroom (W.C)

W.C, pedestal hand wash basin, tiled splash, radiator, vinyl flooring.

Lounge

16'5" x 11'10" (5.02 x 3.61)
Square bay window to front of property, gas fireplace, coving to ceiling, radiator, carpeted, understairs cupboard.

Kitchen Diner

13'1" x 11'2" (4.01 x 3.41)
Windows to front and side of property, door to garden, fitted wall and base units, work surfaces, one and a half bowl sink with single drainer, built in double oven with gas hob, part tiled walls, extractor fan, radiator, vinyl flooring.

Utility

6'10" x 3'8" (2.1 x 1.14)
Window to rear of property, work surfaces, space for washing machine and dryer, extractor fan, radiator, vinyl flooring, door to W.C.

First Floor Landing

cupboard, radiator, spindle banister, loft access, coving.

Master Bedroom

14'9" x 10'3" (4.52 x 3.14)
Two windows to front of property, radiator, carpeted.

Bedroom 2

11'4" x 8'0" (3.46 x 2.45)
Window to rear of property, radiator, carpeted.

Bedroom 3

7'10" x 6'1" (2.39 x 1.86)
Window to rear of property, radiator, carpet.

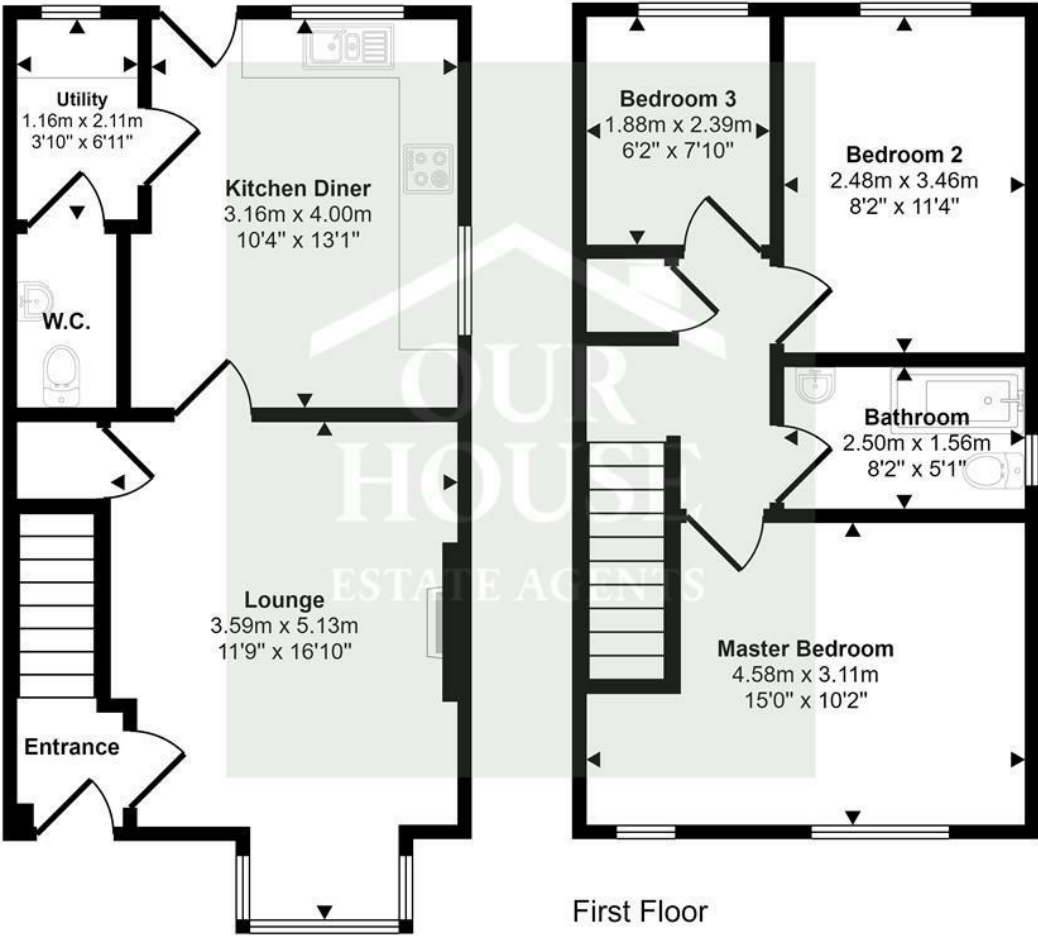
Bathroom

8'0" x 4'11" (2.45 x 1.52)
Window to side of property, W.C, pedestal hand wash basin, panelled bath with shower over, heated towel rail, part tiled walls, extractor fan, vinyl flooring.

Rear Garden



Approx Gross Internal Area
77 sq m / 831 sq ft



First Floor
Approx 38 sq m / 412 sq ft

Ground Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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

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