



110 Cliff Road, Hornsea, HU18 1JE

£249.950



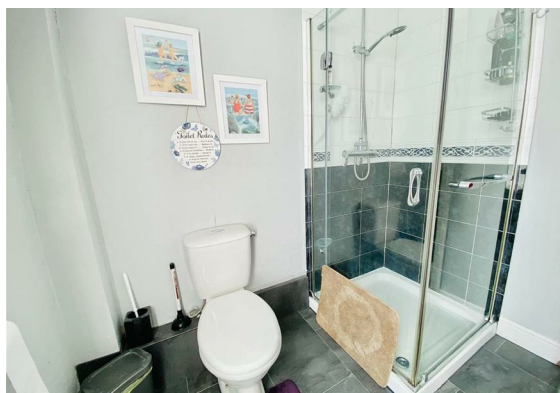
A superb opportunity to purchase a large family home with the added benefit of letting rooms if desired.

This 6 bedroom, semi-detached period property has sea views from the 1st and 2nd floors and is currently home to a multigenerational family who also let out two of it's double bedrooms.

Set over three floors, this flexible and good sized property boasts two generously proportioned reception rooms to the ground floor, one of which is presently used as a bedroom, large 21ft dining kitchen leading to rear hall with utility room and ground floor shower room off. To the first floor, are three double bedrooms, family shower room plus additional separate w.c. To the second floor are three further bedrooms, one of which is used as a sitting room and one having an ensuite.

To the rear of the property is a well maintained, fully enclosed, paved garden with rear pedestrian access. To the front of the property is off road parking for two cars.

EPC D






- Large property
- Some sea views
- Versatile accommodation
- Parking
- Courtyard garden



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Entrance Hall

Entrance door, staircase to first floor with spindle banister and understairs cupboard, corbels and radiator.

### Shower Room

5'8" x 5'5" (1.74 x 1.67)

Window tiles to side, white three piece suite comprising:- step in shower cubicle, vanity unit housing wash hand basin and low level w.c. Part tiled walls, laminate tile flooring, extractor fan and heated towel rail.

### Lounge

16'7" max x 13'4" (5.06 max x 4.08)

Bay window to front, open fireplace currently housing an electric effect log burner, wooden mantle and tiled hearth, cornicing to ceiling and ceiling rose, picture rail and radiator.

### Dining Room

11'11" x 11'1" (3.64 x 3.4)

Used by the current owners as another bedroom.

French doors to the rear, cornicing to ceiling, ceiling rose and radiator.

### Kitchen Diner

20'7" x 10'10" (6.29 x 3.31)

Windows to side, a range of fitted wall and base units with laminate work surfaces and splashback, with single drainer and half bowl sink unit. Free standing electric oven with gas hob and plumbing for dishwasher, laminate flooring, extractor fan and radiator.

### 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Rear Porch

9'4" x 5'2" (2.87 x 1.58)

Window to side and doors to rear, doors to: shower room and utility, Utility 1.66 x 1.2, plumbing for washing machine and radiator.

### First Floor Landing

Split level staircase to second floor with spindle banister and large understairs cupboard and two radiators.

### Master Bedroom

17'7" x 13'10" (5.37 x 4.23)

L-Shaped, windows to front and radiator.

### Bedroom 2

11'10" x 11'1" (3.63 x 3.4)

Window to rear with seaviews, built in cupboards and radiator.

### Bedroom 3

10'11" x 7'10" (3.34 x 2.4)

Window to side, laminate flooring and radiator.

### Second Floor Landing

Velux window to rear, and radiator.

### Bedroom 4

15'1" x 10'3" (4.6 x 3.14)

Window to side with views over the sea.

### En-Suite

Window to side, step in shower with pedestal wash hand basin and w.c, heated towel rail.

### Bedroom 5

11'1" x 7'11" (3.39 x 2.42)

Velux window to rear with seaviews, and radiator.

### Bedroom 6

17'8" x 9'9" (5.39 x 2.99)

Used by current vendors as second floor lounge, Dormer window to front, electric fire and radiator.

### Bathroom

8'10" x 7'3" (2.71 x 2.23)

Window to side, step in shower with vanity wash hand basin and w.c, laminate tiles, extractor fan and radiator.

### Separate WC

Window to side, vanity wash hand basin and w.c, part tiled walls and vinyl flooring.

### Rear Garden

Mainly paved courtyard area with fenced and walled boundaries, brick built store with electrics and rear access for bins.



### Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk