



10 Rolston Road, Hornsea, HU18 1UF

£199.950





Here is a rare chance to purchase a semi-detached home on a sought after plot close to the town amenities. This property offers a perfect opportunity for those looking to buy a family home, whether it be your first home or an investment it is well suited to a multitude of buyers. The property has been well-maintained and updated throughout.

The floorplan briefly comprises entrance hall, lounge, fantastic fitted kitchen and a rear dining/family room. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a driveway, which has parking for a number of vehicles. There is also an enclosed south-west facing garden to the rear brilliant for entertaining the whole family.

Expected to be popular, it won't stay on the market long.

Call Our House now on 01964 532121

Council Tax-A  
EPC- D  
Tenure- Freehold

### Front Garden

Gravelled garden with fully enclosed fence, Parking available for multiple vehicles.

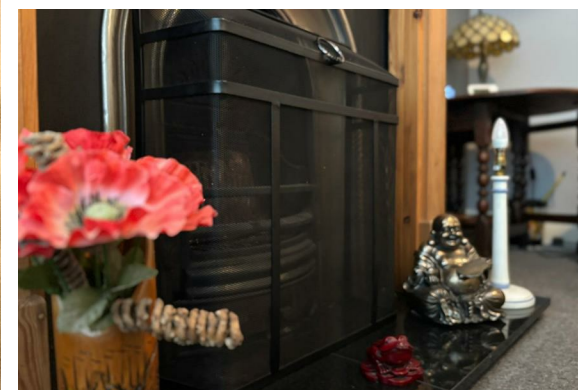
### Entrance Hall

Entrance door with two front aspect windows, Staircase to first floor with understairs cupboard, Radiator and dado rail.

### Lounge

14'9" x 10'8" (4.5 x 3.27)

Square bay window to the front, Open fire with wooden surround and tiled hearth, Coving to ceiling, Picture rail, Carpet and Radiator.







### Dining/Rear Sitting Room

14'4" x 10'2" (4.38 x 3.11)

Rear window with coving to ceiling and dado rail, Multi-fuel fire with tiled hearth, Laminate flooring and radiator.

### Kitchen

14'6" x 6'4" (4.42 x 1.94)

Rear window and door to garden, a range of fitted wall and base units with work surfaces over, Stainless steel sink and single drainer, Space for a dishwasher, Tumble dryer, Under counter fridge and electric cooker point. Vinyl flooring, coving to ceiling and Extractor fan.



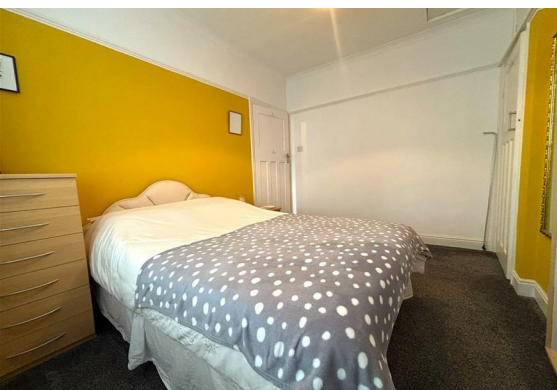
### First Floor Landing

Side window with coving and dado rail and radiator.

### Bedroom 1

14'2" x 10'4" (4.33 x 3.15)

Front window with picture rail, Carpet and Radiator.



### Bedroom 2

11'11" x 10'2" (3.64 x 3.12)

Rear aspect window with built in airing cupboard, Carpet and Radiator.

### Bedroom 3

9'7" x 6'5" (2.93 x 1.97)

Front window with coving to ceiling, Carpet and Radiator.



### Bathroom

6'4" x 6'3" (1.95 x 1.91)

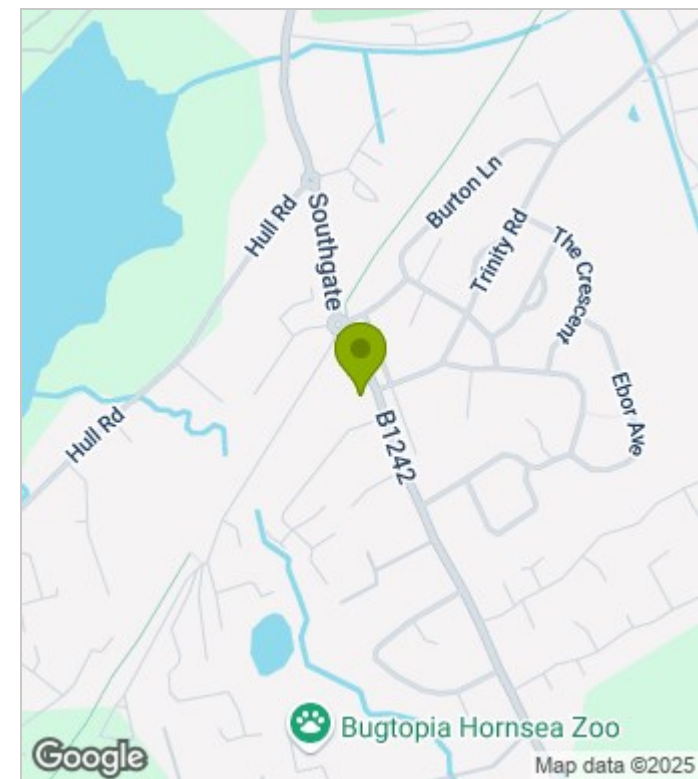
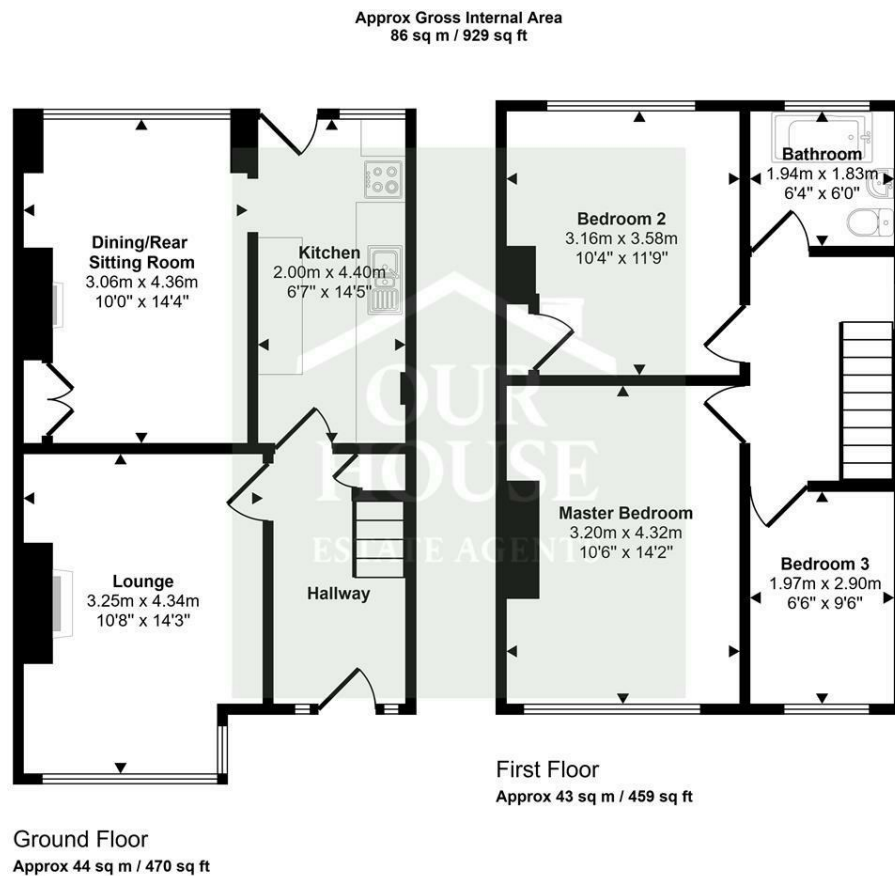
Rear aspect window, Vanity unit housing wash hand basin, Panelled bath with shower over, Tiled walls with vinyl floor and Radiator.

### Rear Garden

Laid mainly to lawn, Fenced boundaries with two garden sheds.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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

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