



17 Esplanade, Hornsea, HU18 1NQ

£349.950



## Fully Refurbished Four-Bedroom End-Terrace with Sea Views

Situated in a popular coastal position in Hornsea, this newly renovated end-terrace property offers spacious and versatile accommodation arranged over three floors, together with attractive sea views to the front.

The renovation has included new roof, full new central heating system and boiler (with manufacturers warranty), full re-wire, fully re-plumbed, all new windows and doors and plastering throughout.

The property comprises four well-proportioned bedrooms, including a master bedroom with en-suite shower room. A family bathroom is located on the first floor, with an additional bathroom on the second floor, providing practical facilities for family living. There is also a useful ground floor W.C.

The ground floor offers bright and functional living space finished in a modern style throughout. The kitchen benefits from French doors opening onto a paved seating area at the rear of the property.

Externally, the home features a generous front garden enjoying views towards the sea. To the rear, there is off-street parking, offering added convenience in this well-regarded coastal location.

A great opportunity to acquire a well-finished family home close to the seafront and local amenities. Early viewing is recommended.

EPC - Awaited  
Council Tax - Awaited  
Tenure - Freehold

### Front Garden

Mainly laid to lawn with fenced boundaries and sea views.

### Entrance Hall

Entrance door, radiator, carpeted.

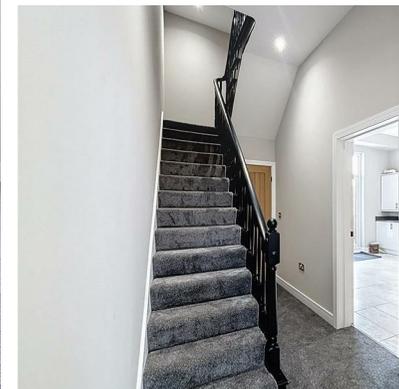
### Hallway

Staircase to first floor, spindle banister, radiator, carpeted.

### Lounge

14'7" x 17'11" (4.46 x 5.48)

Bay window to front of property, radiator, carpeted.





### Kitchen

12'6" x 12'10" (3.83 x 3.92)

French doors to rear seating area, fitted wall and base units, Quartz work surfaces, composite one and a half bowl sink and single drainer, integrated double oven, induction hob, extractor fan, integrated dishwasher, washing machine and fridge freezer, radiator, tiled flooring.

### Cloakroom (W.C)

W.C, hand wash basin with storage under, part tiled walls, tiled flooring, heated towel rail.

### First Floor Landing

Staircase to second floor, spindle banister, radiator, carpeted.



### Master Bedroom

19'9" x 10'3" (6.03 x 3.14)

Two arched windows to front of property with sea views, radiator, carpeted.

### En-Suite

W.C, hand wash basin with storage under, step in shower, illuminated vanity mirror, tiled walls, tiled flooring, heated towel rail.

### Bedroom 2

12'5" x 12'11" (3.79 x 3.96)

Window to rear of property, radiator, carpeted.



### Bathroom

14'6" x 4'6" (4.44 x 1.39)

W.C, hand wash basin with storage under, bath, step in shower, illuminated vanity mirror, tiled walls, tiled flooring, extractor fan, two heated towel rails.

### Second Floor Landing

Velux window, spindle banister, radiator, carpeted.

### Bedroom 3

7'4" x 21'1" (2.26 x 6.43)

Velux windows to front and rear of property, radiator, carpeted.

### Bedroom 4

11'1" x 11'9" (3.40 x 3.59)

Velux window to front of property, radiator, carpeted.

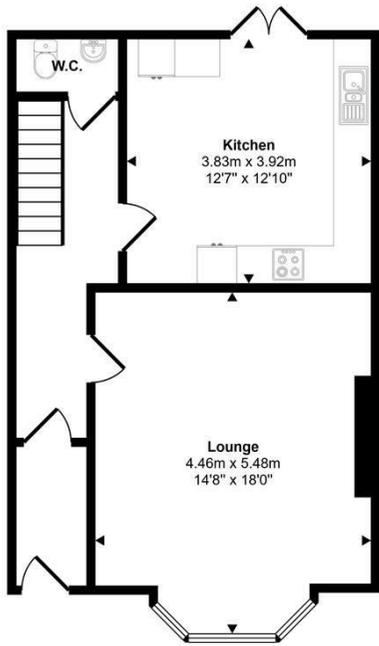
### Shower Room (2nd Floor)

4'9" x 5'3" (1.46 x 1.61)

Window to side of property, W.C, pedestal hand wash basin, step in shower, part tiled walls, tiled flooring, heated towel rail.



Approx Gross Internal Area  
145 sq m / 1563 sq ft

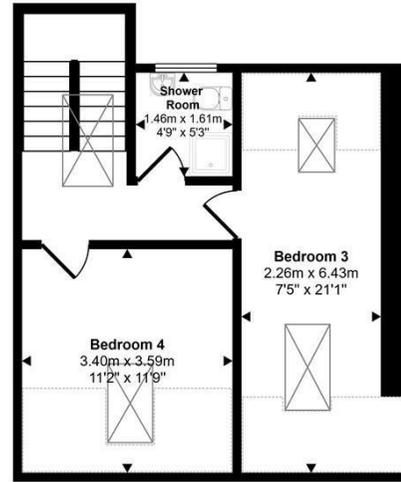


Ground Floor  
Approx 52 sq m / 560 sq ft

Denotes head height below 1.5m

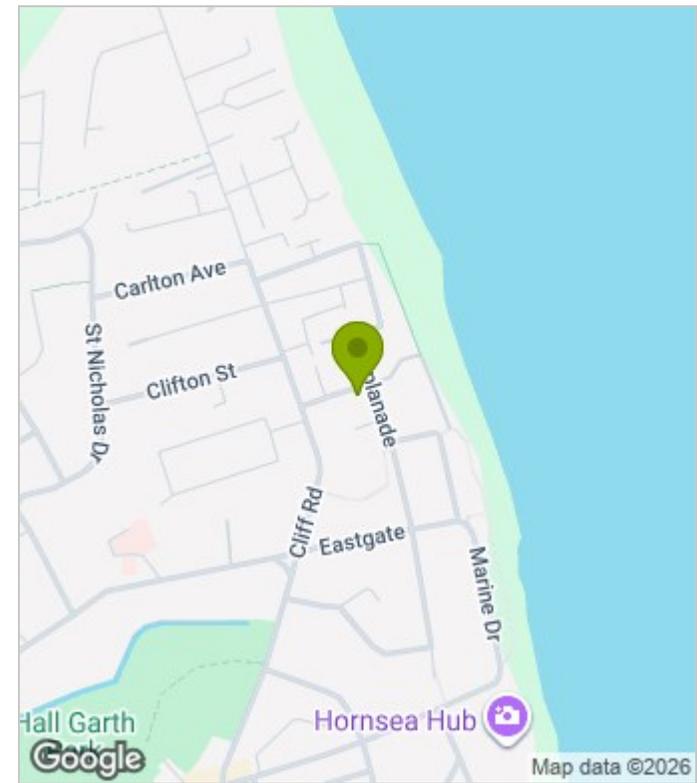


First Floor  
Approx 52 sq m / 561 sq ft



Second Floor  
Approx 41 sq m / 442 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) <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>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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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.

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