



Merrywood Rolston Road, Hornsea, HU18 1UR

£335,000



This detached property offers a rare opportunity to create a truly stunning family home in one of Hornsea's most desirable locations. Previously used as offices before becoming a residential rental property, the house currently provides four bedrooms and spacious accommodation, with tremendous scope to remodel, modernise and reconfigure to suit individual requirements.

Outside, there is a west-facing rear garden, a garage, and a generous driveway providing parking for several vehicles.

A property with huge potential, offering the perfect blank canvas for buyers looking to add value and create something special.

EPC - Awaited
Council Tax - D
Tenure - Freehold

Front Garden

Entrance Hall

Cloakroom (WC)

Lounge

17'10" x 11'10" (5.46 x 3.63)

Dining Room

11'10" x 10'8" (3.63 x 3.26)

Kitchen

15'1" x 8'7" (4.61 x 2.64)

Utility/ Rear Porch

8'5" x 6'7" (2.58 x 2.02)

Snug Room

13'9" x 10'7" (4.2 x 3.25)

First Floor Landing

Master Bedroom

18'4" x 11'11" (5.61 x 3.64)





Bedroom 2
11'11" x 12'2" (3.64 x 3.73)

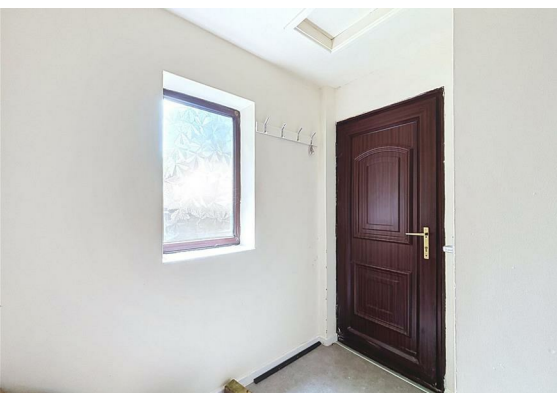
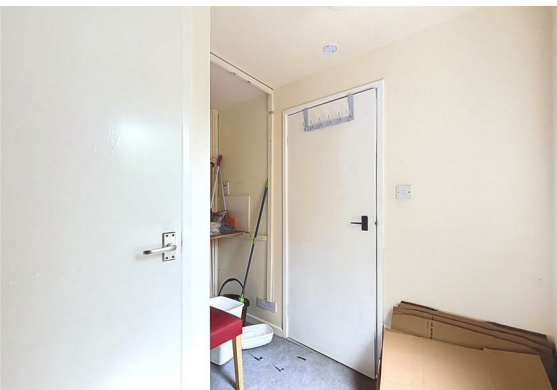
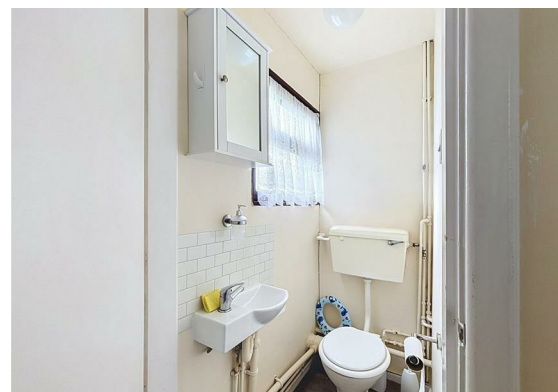
Bedroom 3
18'0" x 10'10" (5.49 x 3.32)

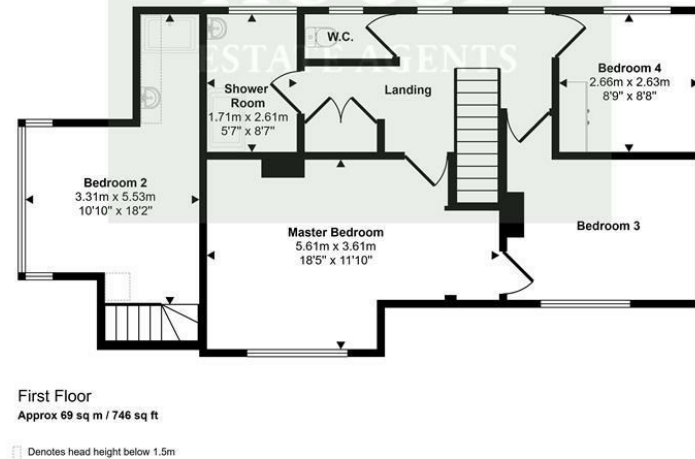
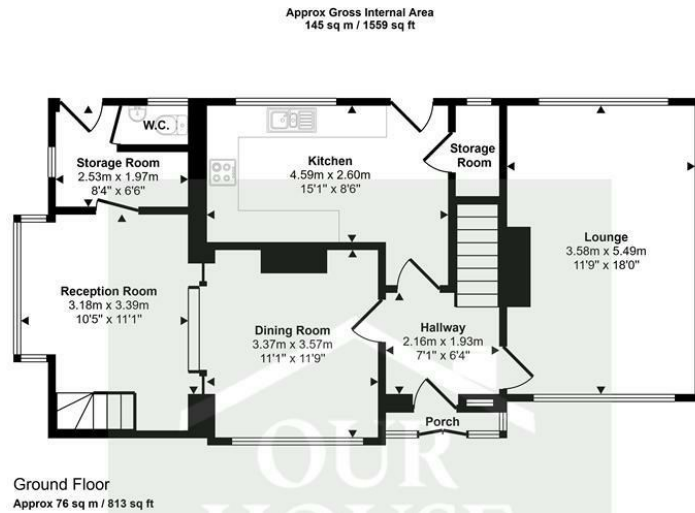
Bedroom 4
8'9" x 8'9" (2.67 x 2.67)

Shower Room
8'7" x 5'8" (2.62 x 1.73)

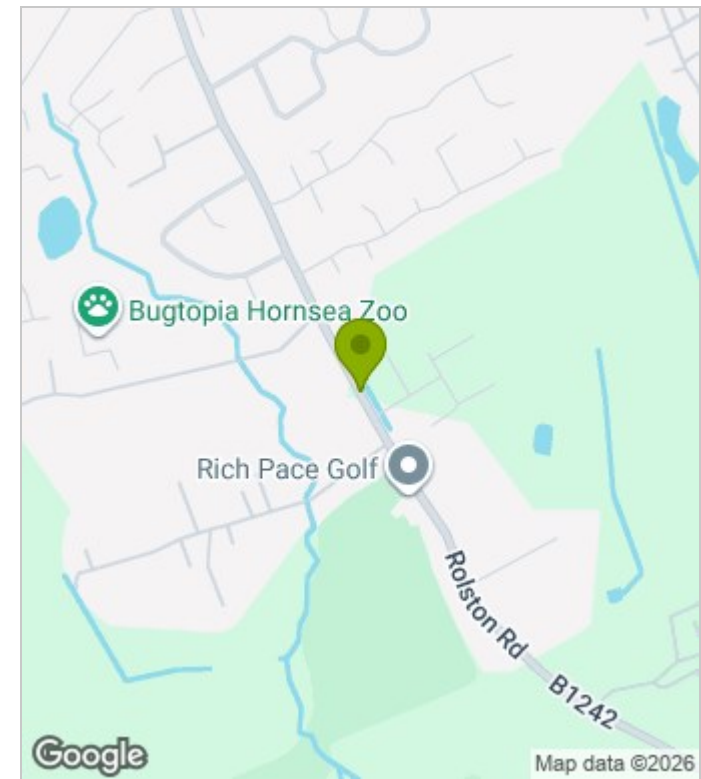
Seperate WC

Rear Garden





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			
(81-91) B			
(69-80) C			
(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	

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.

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