



3 Railway Street, Hornsea, HU18 1PS

£285,000

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*****LOCATION AND SIZE ARE SECOND TO NONE***** Our House Estate Agents are delighted to offer to the market, this original Victorian, six bedroomed home! Offering spacious rooms and packed full of original period features, providing ample living space for all sorts of families, this property really must be viewed to be appreciated. Located just a short walk from the seafront and local amenities, it really is in the perfect location.

The floorplan briefly encompasses; entrance hall, cloakroom, living room, dining room, breakfast kitchen and utility room to the ground floor. To the first floor, four good sized bedrooms and family bathroom, and to the third floor are two further bedrooms. Externally, a small courtyard style garden to the front, and well sized lawned and paved rear garden.

Call Our House to view now!

EPC rating - D
Council Tax Band - C
Tenure: Freehold

Front Garden
Fore garden

Entrance Porch
Tiled floor, double entrance doors, part tiled walls.

Entrance Hall
Entrance door, under stairs cupboard leading to cellar, staircase to first floor with spindle banister, wooden floor, dado rail, cornicing and corbels, ceiling rose, two radiators.

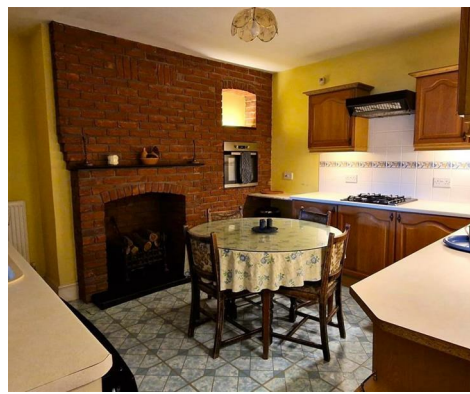
Cloakroom
Pedestal wash hand basin, W.C, part tiled walls, extractor fan, radiator.

Living Room
18'9" x 14'0" (5.73 x 4.29)
Bay window to front of property, fireplace with tiled inset and hearth and gas fire, cornicing to ceiling, ceiling rose and picture rail, radiator and carpet.

Dining Room
Window to rear of property, open fire with wood surround, cornicing to ceiling, ceiling rose and dado rail, radiator.

Cellar
13'0" x 11'8" (3.98 x 3.57)

Breakfast Kitchen
13'0" x 12'10" (3.97 x 3.93)
Window to utility room, fitted wall and base units, work surfaces, composite bowl sink and single drainer, gas hob, built in electric oven, space for under counter fridge and dishwasher, part tiled walls, extractor fan, radiator, laminate tiles floor, open fireplace feature.





Utility

17'7" x 8'9" (5.38 x 2.68)

Patio doors to garden, base units, work surfaces, stainless steel single bowl sink and drainer, space and plumbing for dishwasher and washing machine.

First Floor Landing

Staircase to second floor, spindle banister, two radiators, cornicing to ceiling.

Second Floor Landing

Velux window to rear.



Master Bedroom

18'8" x 13'5" (5.71 x 4.09)

Bay window to front of property, original fireplace, built in cupboard, cornicing to ceiling, picture rail, radiator, carpeted.

Bedroom 2

12'11" x 12'11" (3.95 x 3.94)

Window to rear of property, fireplace, picture rail, radiator, carpeted.

Bedroom 3

12'11" x 9'9" (3.96 x 2.99)

Window to rear of property with sea views, wood floor, radiator.

Bedroom 4

12'2" x 6'8" (3.73 x 2.04)

Window to front of property, cornicing to ceiling, picture rail, radiator, carpeted.

Play Room

10'5" x 8'7" (3.2 x 2.62)

Window to rear, boiler, radiator

Bedroom 5

20'4" x 11'11" (6.21 x 3.64)

Window to front of property, original fireplace, radiator, wooden floor.

Bathroom

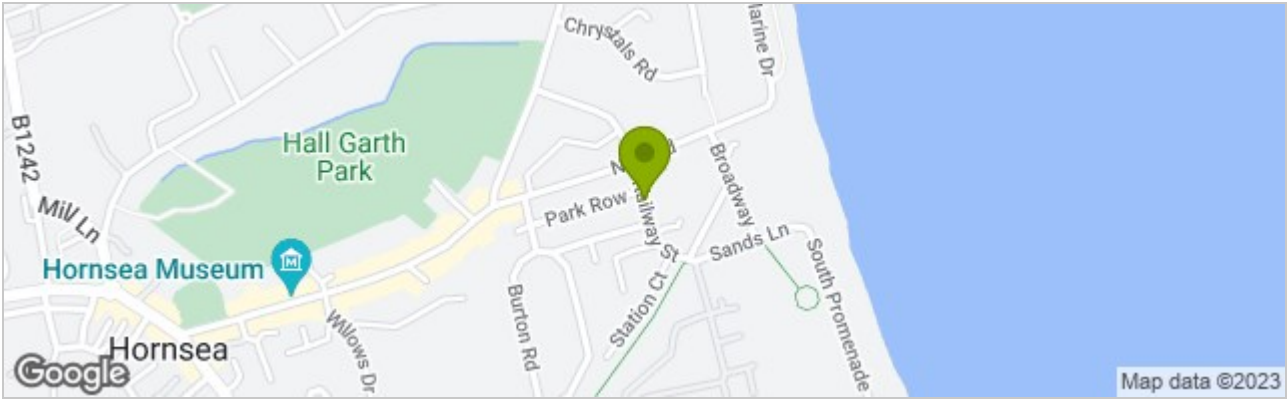
8'4" x 6'1" (2.55 x 1.87)

Window to side of property, pedestal hand wash basin, panelled jacuzzi bath with shower over, W.C, tiled walls, radiator, vinyl floor.

Rear Garden

Laid mainly to lawn, paved patio area, garden shed with electrics, walled boundaries, planted border, mature shrubs and trees, rear pedestrian access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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