



135 Cliff Road, Hornsea, HU18 1JB

£199.950



****NEW LISTING****

A stunning example of a Victorian terraced property! This property is currently being run as a successful holiday let by the current owner, but could equally be returned to a beautiful family home. The floorplan briefly encompasses; entrance hall, lounge, dining room, kitchen and WC make up the ground floor. Upstairs there's 3 double bedrooms (one with en-suite) and a main family bathroom.

Outside the property has a block paved garden to the front and a rear garden, shed and rear pedestrian access.

VIEWING IS A MUST!

Tenure- Freehold

Council Tax- Currently exempt with being used as holiday let (previous banding B)
EPC- Awaited

Entrance Hall

Staircase to first floor with spindle banister, understairs W.C , dado rail, picture lights, laminate flooring and radiator.

Lounge

11'8" x 11'8" (3.58 x 3.58)

Front facing bay window, wooden fire surround with composite inset and hearth, flame effect gas fire , square arch to dining room, wall lights and radiator.

Dining Room

12'11" x 9'8" (3.94 x 2.95)

Window to rear, coving to ceiling, square arch to living room and radiator.





Kitchen

13'0" x 9'10" (3.98 x 3.01)

Side and rear facing windows, grey fitted wall and base units with work surfaces, single drainer and bowl sink, part tiled walls, space for gas oven with hob over, plumbing for dishwasher and washing machine, extractor fan, radiator, vinyl flooring and doors to rear.

Breakfast Room

11'10" x 9'10" (3.63 x 3)

Window to side, coving to ceiling, Adam style surround with optiflame effect electric fire, and radiator.



First Floor Landing

Loft access, Velux window in the loft (Ideal for conversion)

Master Bedroom

15'7" x 11'10" (4.75 x 3.62)

Front facing bay window, coving to ceiling and ceiling rose, carpeted and radiator.



Bedroom 2

18'1" x 12'11" (5.53 x 3.96)

Window to rear, coving to ceiling, carpeted and radiator.

Bedroom 3

12'11" x 9'8" (3.94 x 2.96)

Window to rear, coving to ceiling, carpeted and radiator.

En-Suite (Bedroom 3)

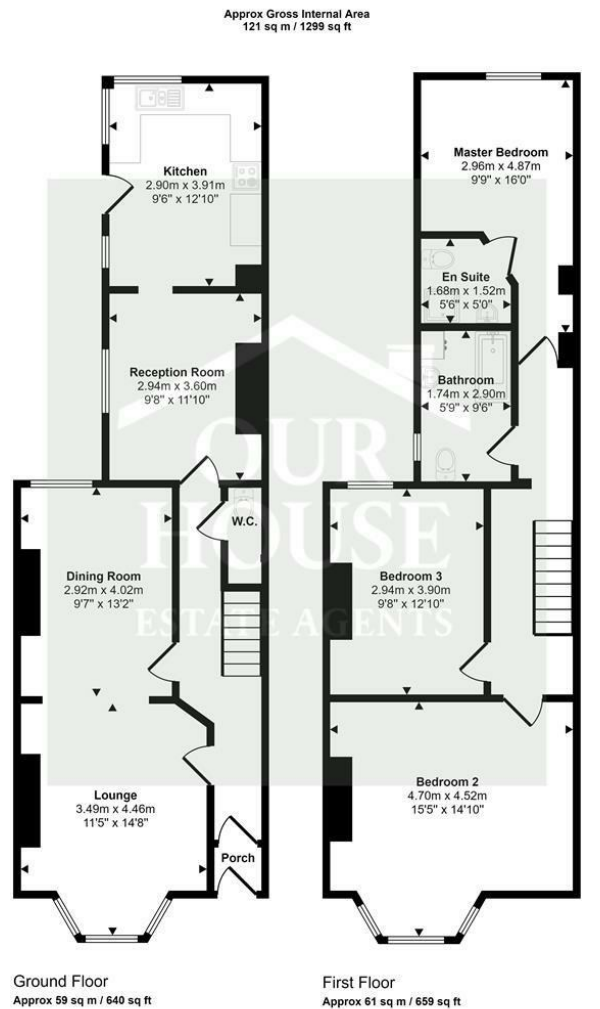
Bathroom

Window to side, WC and pedestal wash hand basin, panelled bath with shower over, heated towel rail, part tiled walls and vinyl flooring.

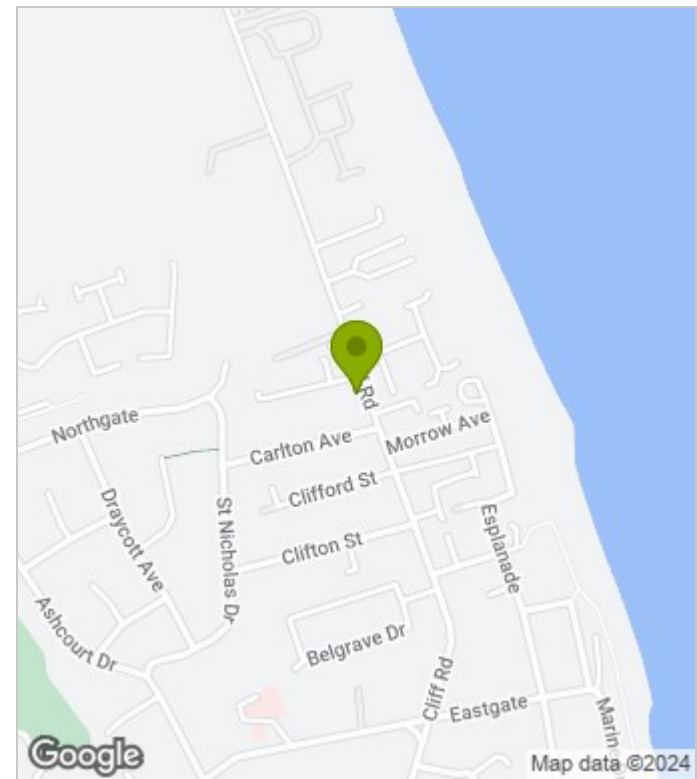
Rear Garden

Mainly gravelled with brick and fenced boundaries, planted border, rear pedestrian access, garden shed and paved areas.





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		82
(69-80) C		
(55-68) D	59	
(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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