

109 Cliff Road, Hornsea, HU18 1JB

£189,950



Fabulous mid terraced Victorian property with space in abundance! This is the perfect family home, packed full of period features and sea glimpses! Having been lived in, sympathetically renovated and decorated by the current owners of the last 25 years, you get the sense that this is a well loved family home.

The property boasts four good sized bedrooms and family bathroom to the first floor, three reception rooms and kitchen to the ground floor. There is also a lovely west facing garden to the rear.

Just a short stroll from the beach, don't delay on booking your viewing, this property won't hang around for long. EPC 'D'.



Entrance Porch

Entrance Hall

Entrance door into hallway with stripped wooden flooring, staircase to first floor with spindle banister and understairs cupboards. Radiator and dado rail.

Lounge

16'1" x 13'2" (4.92 x 4.02)
Large front facing bay window, open period fireplace with tiled back and hearth, corning to ceiling and ceiling rose. Picture rail and radiator.

Sitting Room/Office

12'8" x 11'2" (3.87 x 3.42)
French doors to rear garden, traditional open fireplace with wood surround and tiled hearth. Corning to ceiling and ceiling rose. Picture rail and radiator.

Breakfast Room

15'1" x 11'5" (4.6 x 3.49)
Square bay window to the side aspect. Traditional open fireplace with wood surround, tiled back and hearth. Original storage cupboard to the side of fireplace and stripped wooden floor. Radiator.

Kitchen

13'2" x 10'10" (4.02 x 3.31)
Window to the rear aspect looking out over the garden. Door to the side. Good range of fitted wall and base units with complementing work surfaces. One and a half ceramic sink unit with single drainer. Space for under counter fridge, freezer, washing machine, dish washer and tumble dryer. Space for Rangemaster gas hob and oven with hood over. Radiator. Vinyl floor.

First Floor Landing

Two roof lights and loft access. Spindle bannister, dado rail and radiator.

Master Bedroom

16'11" x 16'4" (5.18 x 5)
Two front facing windows, one bay and both with sea glimpses. Corning to the ceiling and ceiling rose. Built in cupboard, picture rail, carpet and two radiators.

Bedroom 2

12'7" x 9'10" (3.85 x 3.01)
Rear facing window. Original fireplace

with wood surround and tiled back. Built in cupboard, Ceiling rose, picture rail, radiator and carpet.

Bedroom 3

10'9" x 9'10" (3.28 x 3.01)
Rear facing window. Radiator and carpet.

Bedroom 4/Home Gym

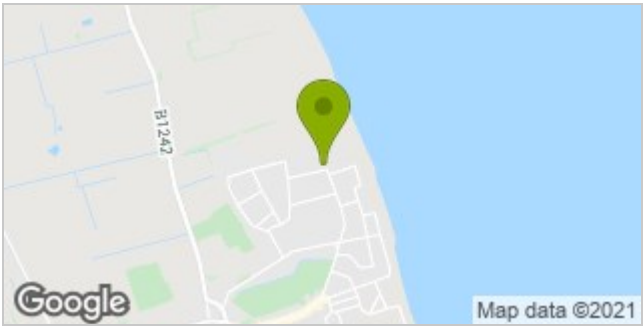
9'3" x 6'6" (2.83 x 2)
Window to the side aspect. Radiator and carpet.

Bathroom

8'7" x 6'5" (2.62 x 1.97)
Two windows to the side aspect. Medium level flush w.c., pedestal wash hand basin. Paneled bath with shower over, heated towel rail and extractor fan. Part tiled walls and vinyl floor.

Rear Garden

West facing rear garden, fully enclosed with wall and fence, with pedestrian gate to the rear ten-foot. Mainly graveled with areas of hard standing and raised decking. Planted borders, small pond and garden shed.



| 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 | | |