



12 Esplanade, Hornsea, HU18 1NE

£249.950



\*\* BEAUTIFUL PERIOD PROPERTY IN A FANTASTIC LOCATION \*\*\*

This gorgeous, double fronted terrace property is bursting with period features and offers a rustic, traditional style making it a warm and inviting family home! Over the road from 'Elim Park', only a short walk to the beach and with convenient proximity to the high street this home is in a great position. Inside the home you are greeted by a grand entrance hall/snug that would work for a variety of uses, there is a good size lounge with beautiful bay window looking over the park and a stunning feature fireplace, dining room also benefitting from fireplace and patio doors to the garden, a well appointed kitchen with tucked away utility space completes the ground floor. To the first floor there are 4 good size bedrooms, the master has views over the park and also has a feature fireplace and the two bedrooms to the rear of the property benefit from sea views over the rooftops and finally a family bathroom. To the rear of the property there is a walled garden with mature planting and seating areas.

EPC - Awaited  
Council Tax - B  
Tenure - Freehold

#### Front Garden

Wall & Iron railings, Double fronted property, Slate borders and shrubs.

#### Entrance Hall

15'8" x 9'8" (4.78 x 2.97)  
Entrance door, Window to front of property, Staircase to first floor, Under stairs cupboard, Radiator, Spindle banister, LVT flooring, Dado and picture rail, Original fireplace.

#### Lounge

17'8" x 12'10" (5.41 x 3.93)  
Bay window to front of property, Wooden fire surround with gas fire, Coving to ceiling, Ceiling rose, Radiator, LVT flooring, Picture rail.

#### Dining Room

13'0" x 11'8" (3.97 x 3.58)  
Patio doors into garden, Fireplace, Picture rail, Radiator, LVT flooring, Built in storage.





### Kitchen

10'6" x 9'1" (3.21 x 2.78)

Window to rear of property, Wooden wall and base units, Work surfaces, Single drainer with stainless steel 1 1/2 bowl sink, Tiled flooring, Coving to ceiling, Arch to rear hall, Radiator, Slimline fitted dishwasher, Built in fridge freezer.

### Utility

5'4" x 3'2" (1.65 x 0.99)

Window to side of property, Fitted wall and base units, Work surfaces, Space and plumbing for washing machine, Tiled flooring.

### Rear Hall

Doors to garden, Tiled flooring

### First Floor Landing

Loft access

### Master Bedroom

14'1" x 12'10" (4.3 x 3.93)

Bay window to front of property, Fireplace with original and tiled hearth, Coving to ceiling, Dado rail, Radiator, LVT flooring, Views over park.

### Bedroom 2

14'7" x 9'3" (4.45 x 2.84)

Window to rear of property, Built in cupboard, Radiator, Sea views, Carpet, Picture rail.

### Bedroom 3

9'9" x 9'5" (2.99 x 2.88)

Window to front of property, Built in cupboards, Radiator, Carpet

### Bedroom 4

10'7" x 7'0" (3.23 x 2.14)

Window to rear of property, Radiator, Carpets

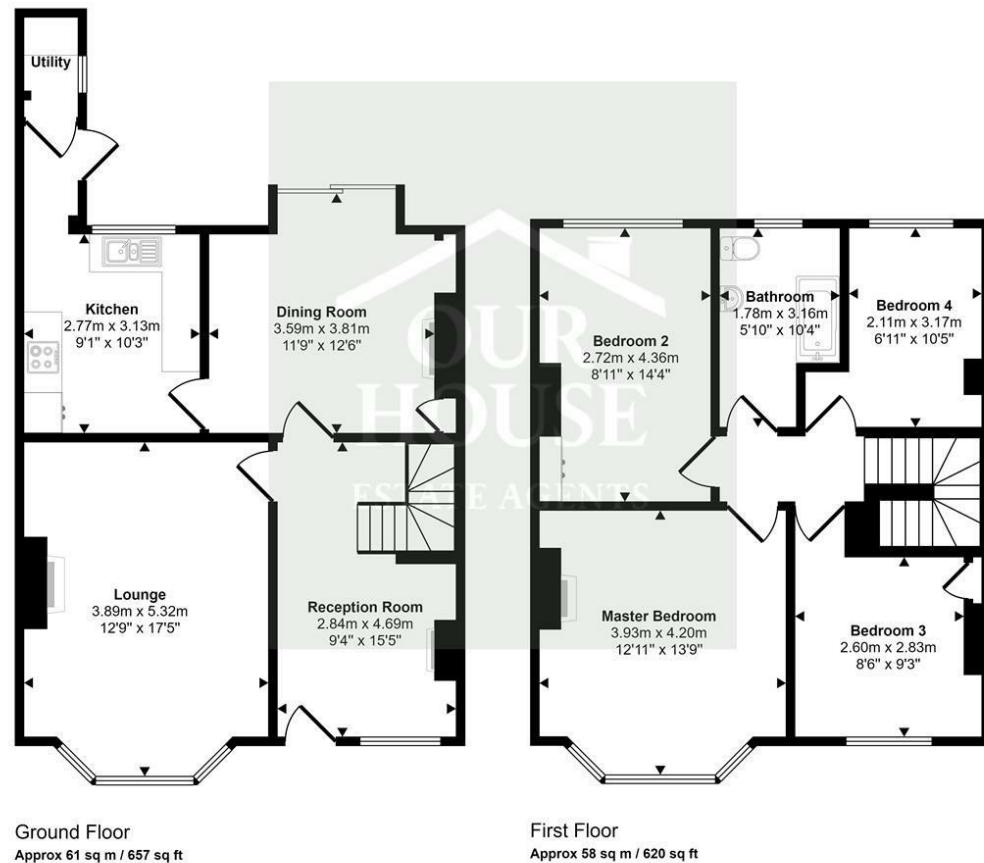
### Bathroom

10'6" x 6'1" (3.21 x 1.87)

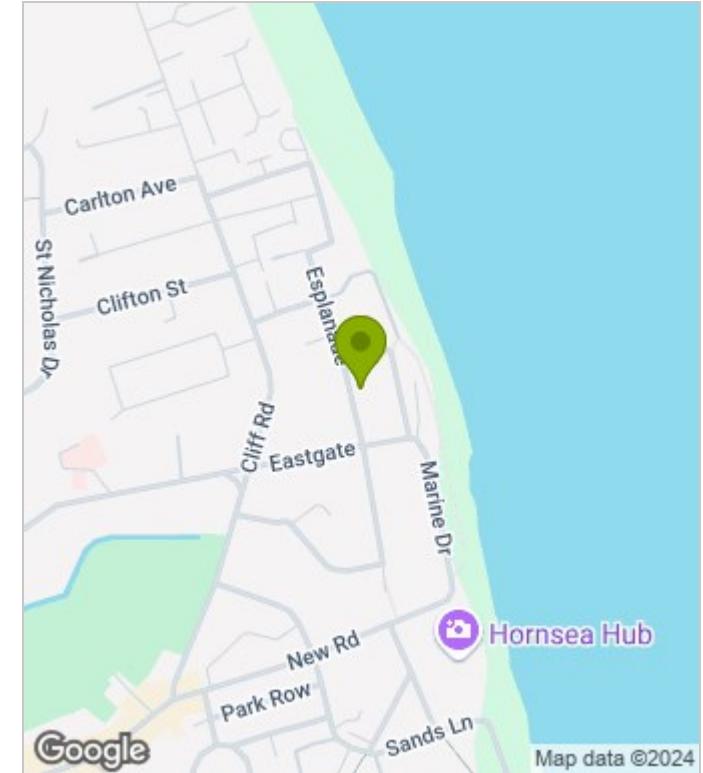
Window to rear of property, WC, Pedestal wash hand basin, Panelled bath with shower over, Tiled flooring, Part tiled walls.

### Rear Garden

Outside tap, Part lawn, Paved area, Brick built outdoor W.C, newly refurbished. Planted borders, Wall and fenced boundaries, Arbour covered paved seating area, Rear access (Pedestrian)



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		
<b>England &amp; Wales</b>		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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