



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)

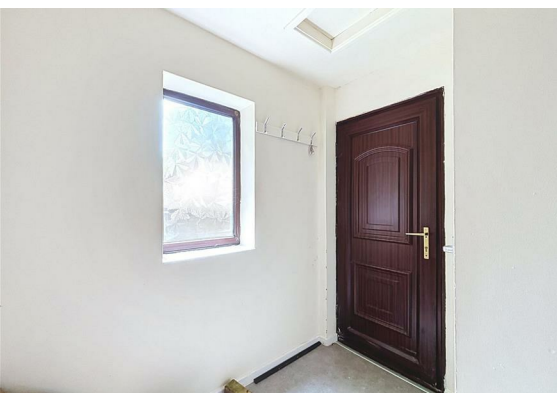
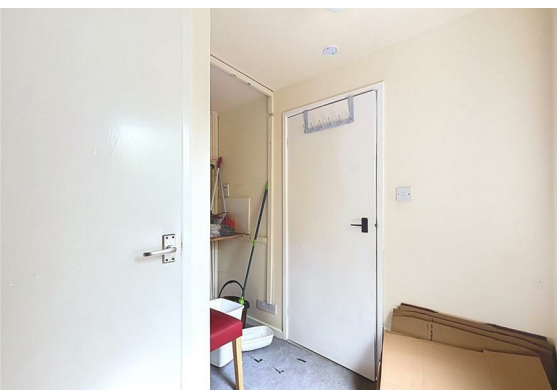
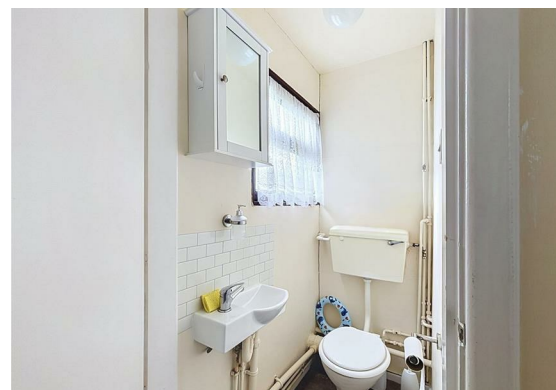
Bedroom 3
18'0" x 10'10" (5.49 x 3.32)

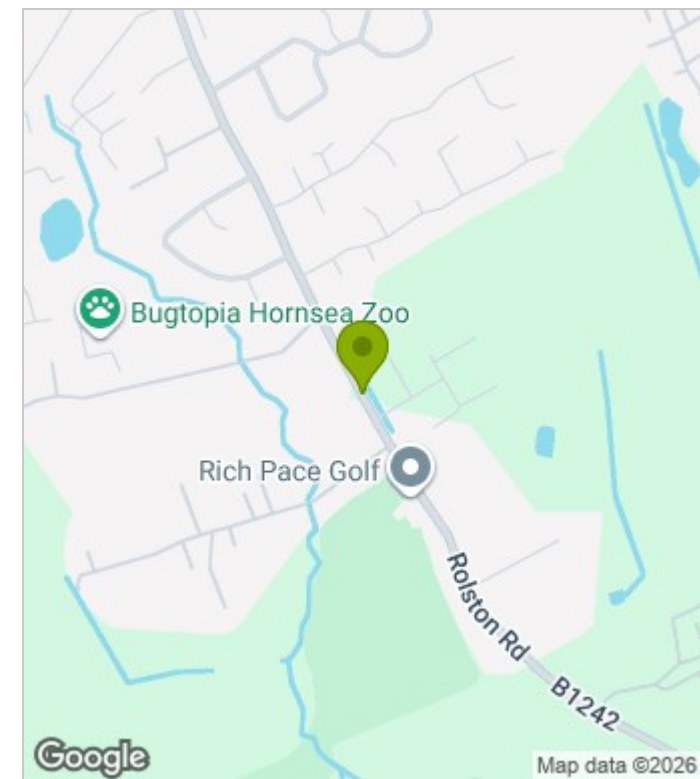
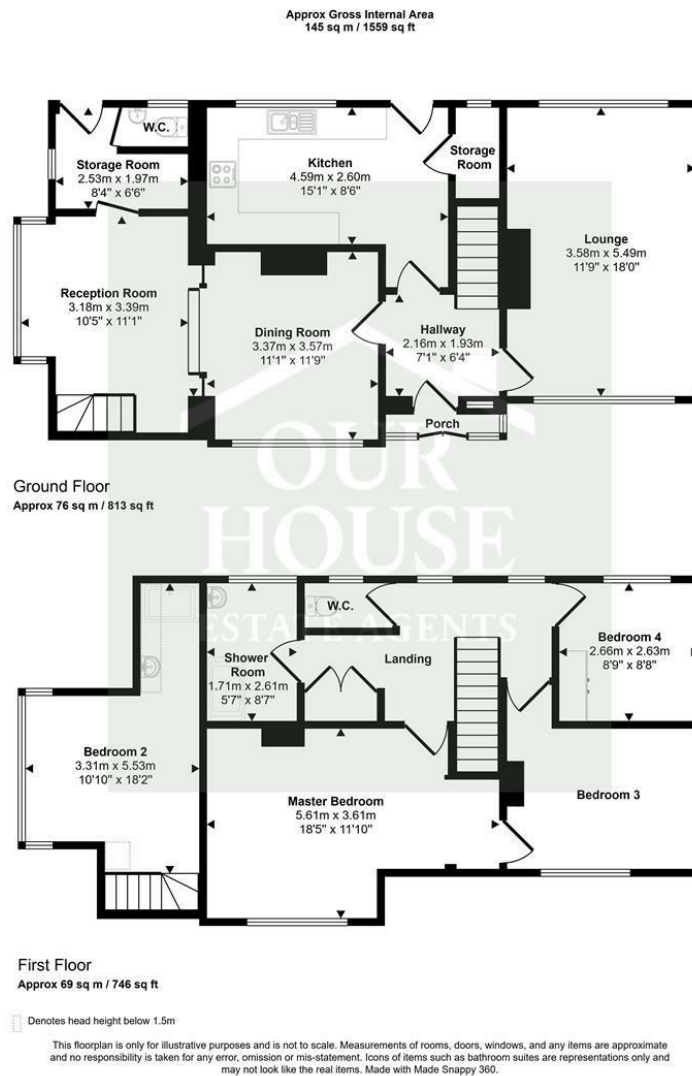
Bedroom 4
8'9" x 8'9" (2.67 x 2.67)

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

Seperate WC

Rear Garden





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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