



14 Clifford Street, Hornsea, HU18 1HZ
£212,000

A fantastic example of a traditional period property, beautifully combining original character with modern features. This spacious three-bedroom home offers generous living accommodation throughout and is ideally situated in a popular location close to the beach and local shops.

Upon entering through the traditionally tiled porch, you are welcomed into the hallway which provides access to the lounge, dining room and breakfast room, the latter leading through to the kitchen.

Upstairs, the property offers three double bedrooms, a family shower room and a separate W.C.

To the rear of the property is a private, enclosed garden featuring a lawn area, planted borders with a variety of shrubs and flowers, a raised vegetable bed, and a patio with a seating area — perfect for relaxing or entertaining.

EPC – D
Council Tax – B
Tenure – Freehold

Front Garden/ Entrance Porch

Nicely kept with low brick wall, small ornamental tree and shrubs leading to a typical period property entrance hall with original tiles.

Entrance Hall

Staircase leading to first floor with spindle bannister. Under stairs cupboard, radiator and laminate flooring.

Lounge

13'10" x 12'4" (4.23 x 3.76)

Front aspect bay window with a wood surround fireplace and traditional inset slate hearth. Cornicing to the ceiling, picture rail and the ceiling rose give it a true period property feel with new laminate flooring and décor giving it a modern twist.

Dining Room

12'4" x 10'4" (3.76 x 3.16)

Stunning original fireplace with wood surround and traditional tiles, cornicing to the ceiling, picture rail and ceiling rose. French doors leading to the rear garden, laminate flooring and radiator.

Breakfast/sitting Room

12'3" x 9'6" (3.75 x 2.91)

Feature brick wall with recess and built in cupboards housing fireplace. Bay window to the side aspect, coving to ceiling, ceiling rose, laminate flooring and radiator.

Kitchen

15'8" x 9'8" (4.79 x 2.97)

The kitchen has been refitted just over a year ago, (at the time of marketing), to give a modern, spacious feel.

Rear and side aspect windows allow plenty of natural light. Fitted wall and base units provide ample storage with contemporary solid composite worktops, and 1&1/2 bowl sink.

There is a 13 amp electric cooker point and gas cooker point.

Space is plentiful in this kitchen with room for freestanding oven, tumble dryer, upright fridge freezer, washing machine and dishwasher with plumbing. There is an extractor fan, radiator and recently installed laminate flooring.

First floor landing

Carpeted, split level landing with loft access which is part boarded. dado rail and skylight.

Master Bedroom.

16'3" x 14'5" (4.96 x 4.41)

Front aspect bay window with plenty of natural light. Original feature fireplace, cornicing to ceiling, ceiling rose and wooden floor boards. built in cupboard and radiator.

Bedroom Two

12'5" x 9'1" (3.79 x 2.77)

Rear aspect window, built in cupboards and radiator. Carpeted.

Bedroom Three

18'9" x 9'6" (5.73 x 2.92)

Rear and side aspect windows, laminate flooring and radiator.

Shower Room

8'8" x 4'9" (2.66 x 1.47)

The shower room has also been refitted recently to provide a light, contemporary feel. Side aspect window, step in shower, wash hand basin unit with heated towel rail, partly tiled walls and new laminate flooring.

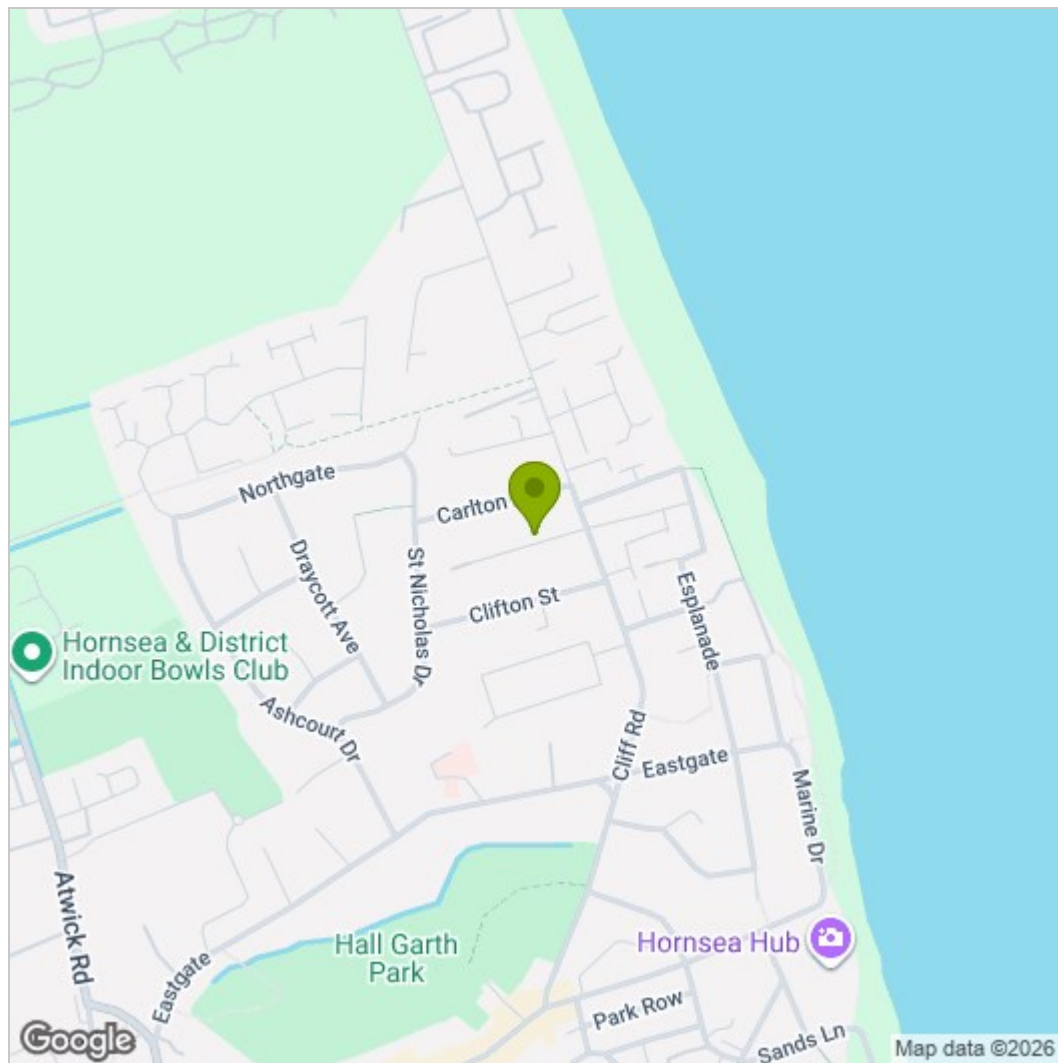
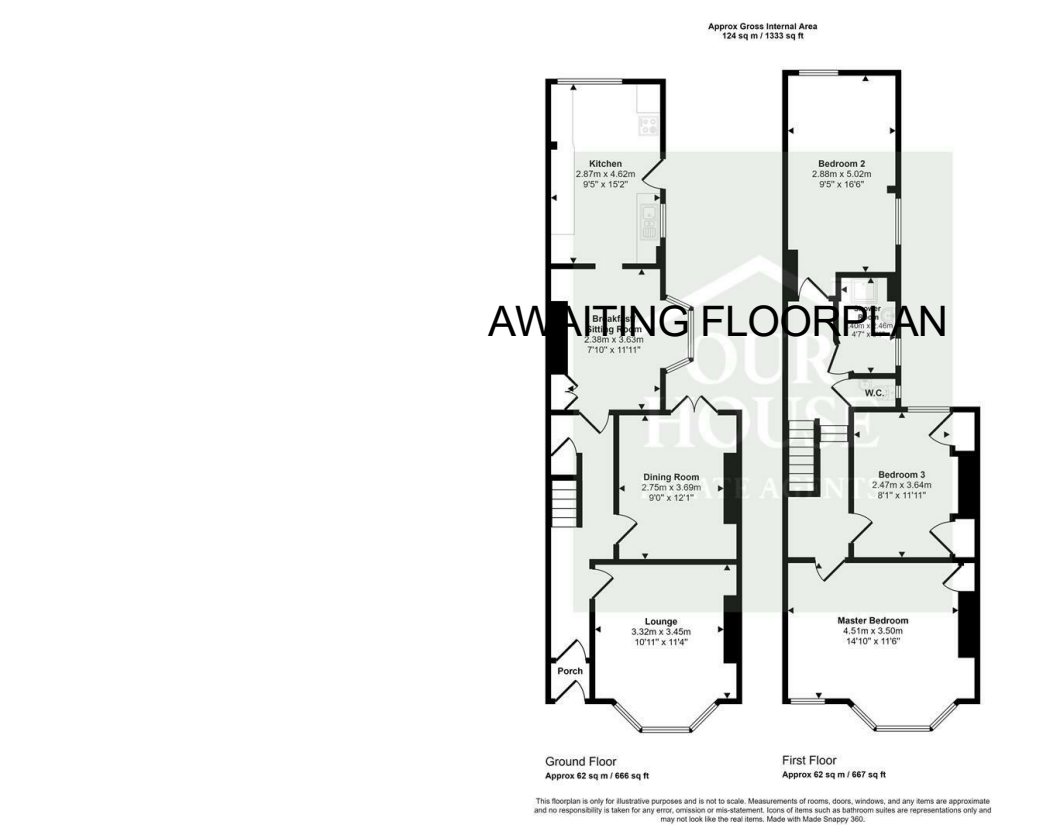
Separate W.C

Side aspect window. The W.C. has been recently refitted with new W.C, hand wash basin and laminate flooring.

Rear Garden

A real cottage feel garden with planted borders, lawn, raised vegetable bed and patio with seating areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.