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## 40 Rawson Way

Hornsea, HU18 1DH

\*\*\*Stunning\*\*\* This fabulous 3 bedroom home sits in a popular cul-de-sac close to all the facilities that Hornsea has to offer. If you are looking for excellent living space that is in move in condition, then this is the home for you!. The entrance hall leads into this well presented lounge, which flows through to a dining kitchen, utility and cloakroom. Upstairs are three bedrooms and a modern bathroom. Outside to the front are parking spaces for two vehicles and a low maintenance garden with excellent storage to the rear. This property benefits from Gas C/h and D/g. Viewing is a definite must to appreciate this fantastic home. EPC GRADE B

**£155,000**

### Entrance Hall

Double Glazed Entrance door leading to the lounge , stairs leading to the first floor, with radiator and wood effect flooring.

### Lounge

14'3" x 12'4" (4.36m x 3.76m )

A beautifully presented and inviting living space with walk in bay window, feature fireplace with marble inset and hearth housing a gas fire, television point and telephone point, radiator, under-stairs storage cupboard.

### Dining Kitchen

13'6" x 11'6" (4.13m x 3.51m )

A fabulous heart of the home with room for a dining table, this well presented modern kitchen has a range of fitted wall and base units, rolled edge work surfaces and complimentary tiling, stainless steel sink unit with mixer tap, integrated double oven, gas hob, with extractor hood over, dishwasher, tall radiator

### Utility

Just off the kitchen is this brilliant additional space, with an extractor fan, wall and base units , space for tumble dryer, space for washing machine, and radiator.

### Cloakroom

Just off the utility is a handy cloakroom with low level w.c , extractor, wash hand basin and complimentary partially tiled walls

### Bedroom One

15'3" x 10'9" (4.66m x 3.30m )

Located to the front elevation with dual aspect windows this beautiful double bedroom has tv point and radiator.

### Bedroom Two

11'8" x 8'5" (3.58m x 2.57m)

Located to the rear elevation, with double glazed window, TV point and radiator.

### Bedroom Three

8'3" x 6'5" (2.52m x 1.97m)

Located to the rear with double glazed window, radiator.

### Bathroom

8'5" x 5'2" (2.59m x 1.58m)

With a modern white suite comprising of panelled bath with shower over, wash hand basin, shave point, low flush w.c., heated towel rail and extractor fan.

### Outside

To the front elevation are two parking spaces with the potential to park another vehicle and gate to the rear and the side.

### Rear Garden

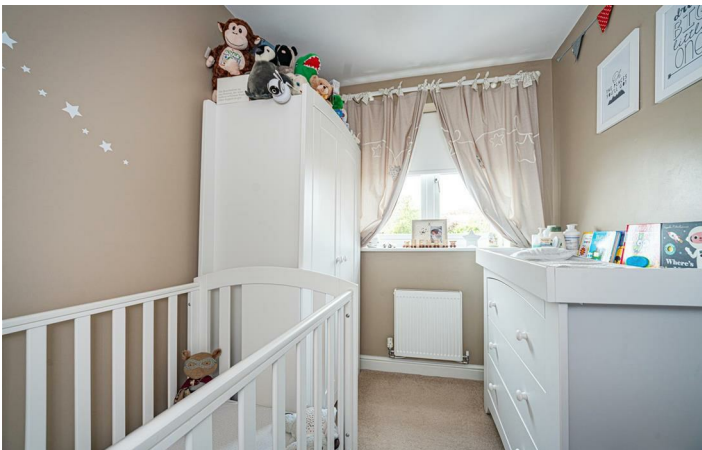
This low maintenance rear garden is mainly paved with gravelled borders and fencing, with a patio area for alfresco dining or relaxing. There is a bin store, large shed with steel structure. Gate giving access to the rear.

- Stunning Throughout
- Parking For Two Cars

- Excellent Starter Home
- Low Maintenance Garden

- Kitchen Diner
- Must be seen





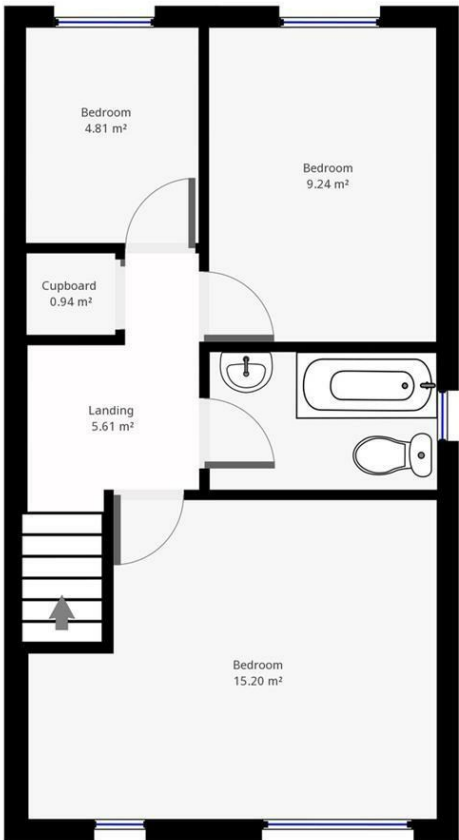




Floor Plan



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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	