

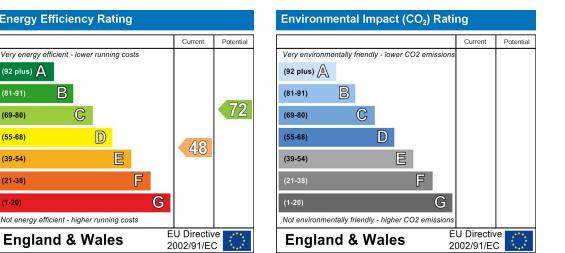
**Floor Plan (for identification purposes only)**



**Viewing**

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**VIEWINGS** Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

**103 Cliff Road, Hornsea HU18 1JB**

**Offers in the region of  
£169,950**





- A Spacious End Town House
- 4 Bedrooomed Accommodation
- Dining Kitchen, Utility Porch & Office
- Small Foregarden & West Facing Rear Garden

- Convenient Location Handy for the Beach
- Porch, Hall, Lounge & Dining Room
- First Floor Bathroom & Separate W.C.
- Energy Rating - E

OFFERED FOR SALE WITH NO CHAIN INVOLVED THIS FOUR BEDROOMED END TOWN HOUSE INCLUDES TWO RECEPTION ROOMS, A DINING KITCHEN, UTILITY PORCH AND OFFICE AND A FIRST FLOOR BATHROOM AND SEPARATE W.C. THERE IS A SMALL FOREGARDEN AND AN ENCLOSED REAR GARDEN WITH A WESTERLY ASPECT AND A GARDEN SHED.

#### LOCATION

This property fronts onto Cliff Road at its junction with Carlton Avenue on the northern side of the town.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation has COAL FIRED CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING and is briefly arranged on two floors as follows:

#### PORCH

With UPVC external door and inner door to:

#### ENTRANCE HALL

5'5" narrowing to 3'5" x 20'9" overall (1.65m narrowing to 1.04m x 6.32m overall)  
With a staircase leading off incorporating understairs cupboard, dado rail and one central heating radiator.

#### LOUNGE

14'4" x 13' (4.37m x 3.96m)  
Deepening to 16'9" in the bay window, with picture rail, ceiling cove, one central heating radiator and double doors to:

#### DINING ROOM

10'5" x 13' (3.18m x 3.96m)  
With stove set in a recess and concealed coal fired central heating boiler behind, built in shelves, picture rail and one central heating radiator.

#### DINING KITCHEN

9'10" x 15'1" (3.00m x 4.60m)  
With space for an Aga (the Aga in situ is currently not working), a good range of fitted base and wall units incorporating contrasting worksurfaces and an inset 1 1/2 bowl stainless steel sink unit, space for a slot in cooker and built in cupboards.

#### REAR UTILITY PORCH & OFFICE

9'10" x 12'6" overall (3.00m x 3.81m overall)  
With UPVC double French doors leading out into the rear garden and a UPVC side entrance door as well.

#### LANDING

Arranged over two levels with built in cupboards, picture rail and doorways to:

#### BEDROOM 1 (FRONT)

16'8" x 13'2" (5.08m x 4.01m)  
Deepening to 16'9" in the bay window, fitted wall cupboards, ceiling cove and one central heating radiator.

#### BEDROOM 2 (REAR)

10'2" x 12'7" (3.10m x 3.84m)  
With one central heating radiator.

#### BEDROOM 3 (REAR)

9'2" x 10' (2.79m x 3.05m)  
With one central heating radiator.

#### BEDROOM 4 (SIDE)

5'10" x 9'4" (1.78m x 2.84m)

#### BATHROOM

6' x 5'5" (1.83m x 1.65m)  
With a panel bath incorporating an electric instant shower over, pedestal wash hand basin, built in vanity unit and hot towel radiator.

#### SEPARATE W.C.

4'1" x 2'7" (1.24m x 0.79m)  
With a low level w.c.

#### OUTSIDE

The property fronts onto a small foregarden and to the rear is an enclosed, low maintenance garden. There is an external w.c. and garden shed and a rear pedestrian access leading out onto Carlton Avenue. The rear garden also enjoys a pleasant westerly aspect.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

#### EXTRAS

All fitted floor coverings, together with other fixtures

and fittings detailed in these sales particulars, will be included in the sale price.