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## Cliff Road

Hornsea, HU18 1JW

Located in this popular area in Hornsea just a stroll away from the shoreline, this traditional style semi detached house lends itself ideally to family living. Affording entrance hall, lounge, dining room, fitted kitchen, conservatory, two first floor bedrooms and a bathroom and a further loft area via a fixed staircase, the property boasts excellent views of the North Sea to the rear. With gas central heating to radiators and double glazing, the accommodation is set within pleasant gardens and appointments to view are urged.

**Asking Price £125,000**

### Storm Porch

UPVC door to porch, door to hallway.

### Hallway

Stairs to first floor, doors to lounge and dining room and radiator.

### Lounge

14'1" into bay x 13'0" max (4.30 into bay x 3.95 max)

Square bay window to the front aspect, brick effect fireplace and hearth housing electric fire and radiator.

### Dining Room

13'0" x 12'8" (3.96 x 3.86)

UPVC French doors to rear aspect, feature shelving and radiator.

### Kitchen

11'8" x 8'8" (3.56 x 2.63)

UPVC window and door to side, French doors to conservatory and there is a range of matching fitted wall and base units with preparation surfaces having a one and a half bowl stainless steel sink unit. Space for fridge freezer, plumbed for an automatic washing machine, partially tiled walls, useful understairs storage cupboard, a radiator and integrated appliances include an electric oven and grill, electric hob and an over head extractor canopy. French Doors give access to;

### Conservatory

8'9" x 7'10" (2.67 x 2.41)

Overlooks the rear garden

### Cloak Room

A low level wc and wash hand basin

### First Floor Landing

Window to front and built in cupboard.

### Bathroom

A white three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c. Tiled walls, a radiator and there is a plumbed shower unit over the bath with a shower screen to the bath side.

### Bedroom 1

10'4" x 10'3" (3.14 x 3.12)

Window to the rear aspect giving views over the sea and there is a radiator.

### Bedroom 2

11'9" into wardrobe x 9'5" (3.59 into wardrobe x 2.88)

Window to the front aspect and a radiator.

### Loft

13'1" x 10'6" (3.98 x 3.19)

Large "Velux" style window to the rear aspect again giving views over the sea and a radiator.

### Front Garden

Mainly paved with gravelled area. Possible off street parking amenities

### Rear Garden

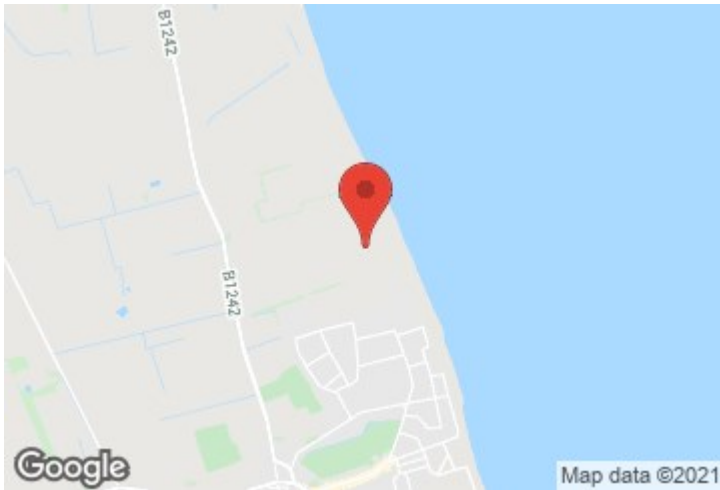
Mainly laid to lawn with ornamental pond, shed and fenced boundaries.

- Nice location
- Three bedrooms
- Freehold

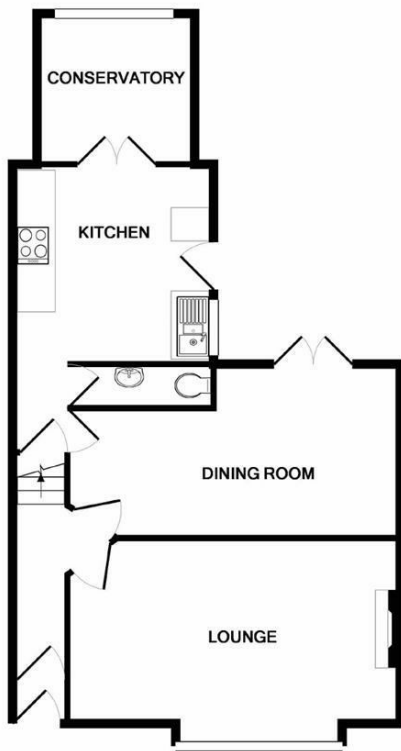
- Ideal holiday/family home
- Conservatory and garden
- EPC Grade D

- Two receptions
- Viewing highly recommended

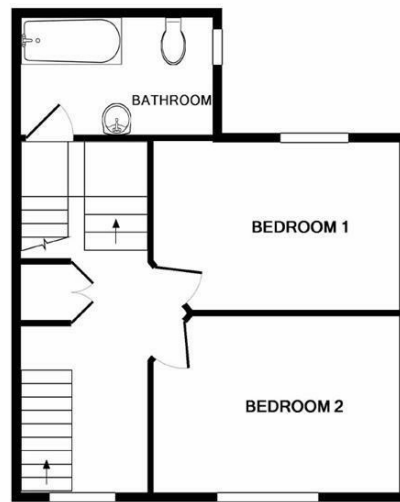




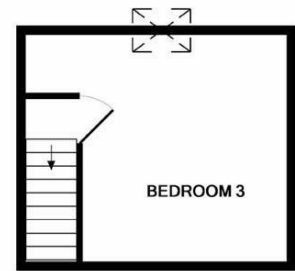
## Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	