



1 Railway Street, Hornsea, East Yorkshire, HU18 1PS

LEONARDS

SINCE 1884

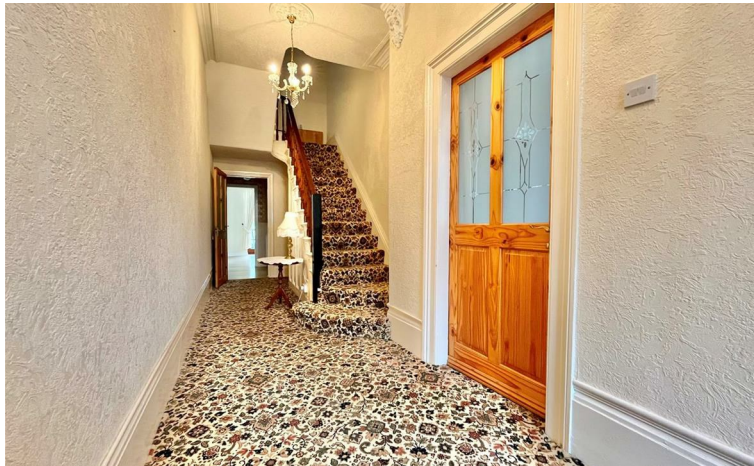
- Three Storey Victorian End Terrace House
- Scope for Improvement and Alteration
- Six Bedrooms and Three Wash/Bathing Areas
- Gas Fired Central Heating System and Part Double Glazing

- Well Proportioned and Versatile Accommodation
- Close to the Beach and Town Centre
- First Floor Kitchen, Garden Areas to Front and Rear

- Sea Views To The Rear from Upper Floors
- Potential For Three Reception Rooms
- No Forward Chain

A three storey end terrace Victorian property which offers huge potential for the next owner. Formerly used as a main dwelling with two lodging rooms this substantial residence provides generous living space over three floors. Located within a "stones throw" of the sea front the property enjoys sea views from the upper floor rooms. Now ready for some improvements and upgrades the property has been a much loved home. Without doubt this is a real must see property to fully appreciate the space on offer. Upon entering you are greeted by a welcoming hallway with stairs which provides access to the upper floor rooms. A cellar provides storage space beneath. The ground floor comprises of three potential reception rooms with bathroom, shower room and a rear porch. To the first floor can be found three potential bedrooms a bathroom and a kitchen. On the second floor can be found three further bedrooms. With the potential to have up to six bedrooms with three wash areas installed this property has all you need for a large family. Externally, there is a pleasant rear garden. Gas fired central heating system and part double glazing. Viewing via Leonards.

Offers In The Region Of £250,000



Location

This property enjoys a very pleasant location and enjoys upper floor sea views to the rear. The sea front with the Promenade and beach are just a walk away along with the main town. Hornsea is a small East Yorkshire coastal town. 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.

Ground Floor

Entrance Hall

Outer recessed porch with main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Radiator. Access to all rooms off and steps down into the cellar.

Cellar

7'1" extends to 11'7" x 13'0" (2.169m extends to 3.556m x 3.965m)
With light.

Lounge

14'4" to back of chimney breast x 18'8" into bay (4.392m to back of chimney breast x 5.691m into bay)
Bay window to the front elevation. Fire surround with coal effect gas fire. Radiator. Access into:

Dining Room

11'2" x 12'10" (3.421m x 3.925m)
Formerly used as a kitchen area but with all fittings now removed. Fire surround with gas fire with cupboards to the side of the chimney breast. Window to the rear elevation. Radiator.

Lobby

Side entrance door to the outside. Panelling to the walls. Folding door into:

Bathroom

4'3" x 8'2" (1.311m x 2.498m)
Suite of bath, wash hand basin and WC. Window to the side elevation. Part tiled walls.

Shower Room

6'7" x 5'9" (2.011m x 1.774m)
Suite of shower cubicle with electric shower unit, WC and wash hand basin with cold supply and electric water heater. Window to the side elevation. Electric heater.

Garden Room

10'7" x 11'2" (3.229m x 3.412m)
Window to the side elevation. Radiator. Wooden effect flooring. Multi paned door with side screen provides access into:

Rear Porch

6'4" x 5'7" (1.937m x 1.711m)
With side/outside access door. Window to the rear elevation and tiled flooring.

First Floor Landing



Bedroom One

12'11" to back of chimney breast x 18'8" (3.959m to back of chimney breast x 5.708m)
Bay window to the front elevation. Fire surround with coal effect gas fire. Radiator.

Bedroom Two

13'1" to back of chimney breast x 12'11" (4.008m to back of chimney breast x 3.954m)
Window to the rear elevation. Fire surround with coal effect gas fire. Radiator.

Bedroom Three

6'10" x 12'2" (2.102m x 3.719m)
Window to the front elevation. Radiator.

Bathroom

6'6" x 8'1" (1.999m x 2.467m)
Fitted with a suite of bath with electric shower unit over, wash hand basin and WC. Cylinder cupboard. Window to the side elevation. Tiling to the walls. Wooden effect flooring. Radiator.

Kitchen

10'4" x 8'6" (3.157m x 2.596m)
Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Space for appliances. Windows to the side and rear elevations. Wall mounted gas fired central heating boiler.

Second Floor Landing**Bedroom Four**

13'2" into recess x 15'9" (4.032m into recess x 4.821m)
Window to the front elevation. Radiator. Part sloping ceiling profile.

Bedroom Five

12'11" into recess x 9'8" (3.952m into recess x 2.947m)
Window to the rear elevation. Sloping ceiling profile. Radiator.

Bedroom Six

6'8" x 8'3" (2.055m x 2.537m)
Roof light window. Sloping ceiling profile. Radiator.

Outside

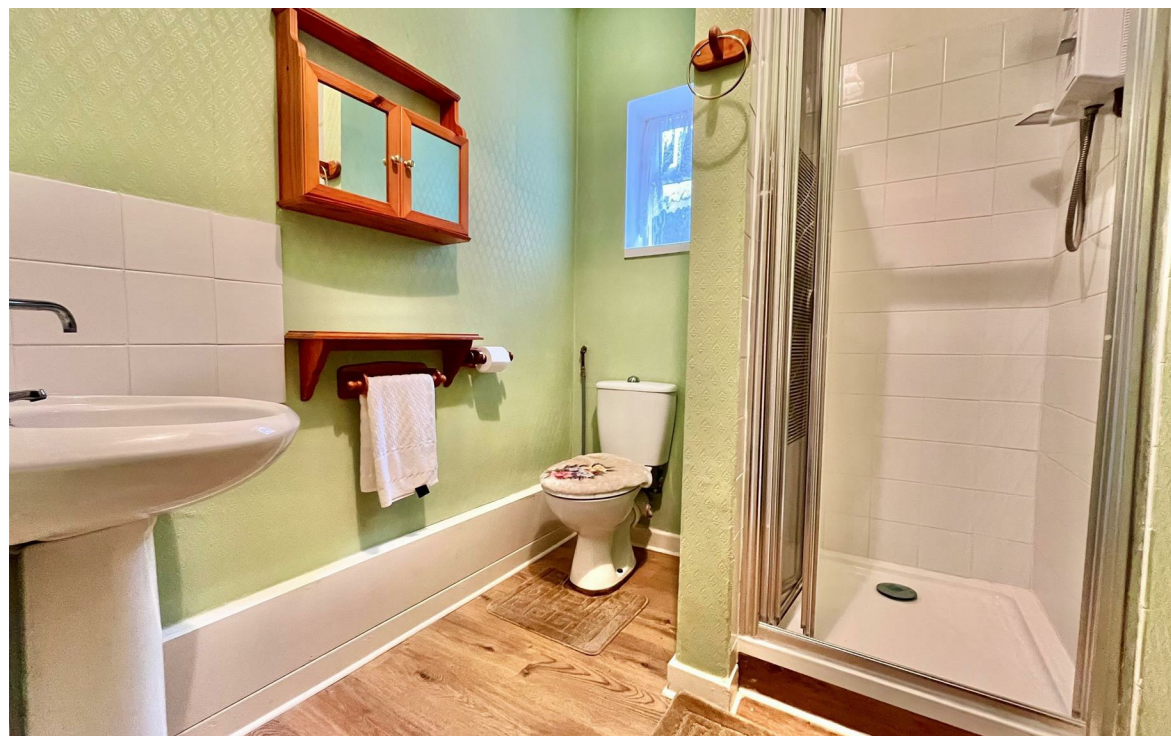
The property occupies a pleasant position with garden areas to the front and rear.

Energy Performance Certificate

The current energy rating on the property is E (45).

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number HOR100017000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. We have been advised that the property presently has two gas meters and two electric meters.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

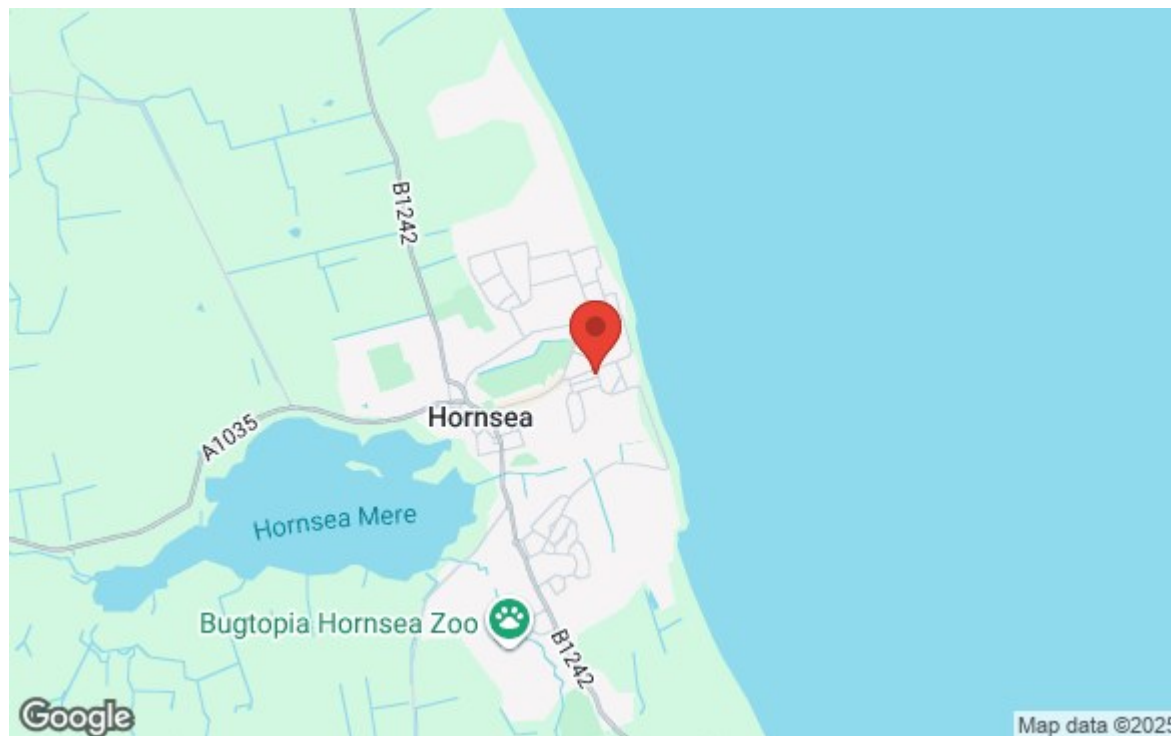
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



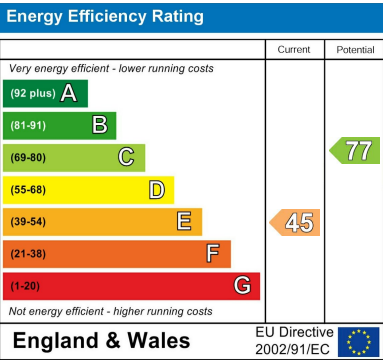






Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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