



**1 Alexandra Road, Hornsea HU18 1PU**  
**£175,000**

- Spacious Period Property
- Close to the Town Centre & Seafront
- Beautifully Appointed
- Two Reception Rooms Throughout
- Utility Room
- Super 12ft Bathroom
- Simply Must be Viewed
- Energy Rating - D

Nestled in the heart of Hornsea close to the seafront and town centre this delightful terraced home offers spacious accommodation, featuring with two reception rooms with period fireplaces, a lovely kitchen, utility room, cloaks/w.c, with a superb 12ft bathroom to the first floor with a four piece suite. This property simply must be viewed.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

With an attractive composite front entrance door, stairs leading off and one central heating radiator.

#### LOUNGE

13'5" x 12'3" (4.09m x 3.73m)

With an open fire incorporating an ornate tiled inset with a tiled hearth and timber surround (gas point also available). A bay window to the front, ceiling cornice and one central heating radiator.

#### DINING ROOM

13'10" x 12'2" (4.22m x 3.71m)

With an electric fire set on a tiled hearth with a feature marble surround. Double French doors leading to the garden, ceiling rose and one central heating radiator.

#### KITCHEN

9'4" x 12'4" (2.84m x 3.76m)

With a good range of base and wall units incorporating work surfaces with an inset one and a half bowl sink unit, deep built in understairs cupboard, tiled splashbacks, freestanding cooker, uPVC split stable type doorway leading to the garden.

#### REAR PORCH

**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.

#### SEPARATE W.C.

With low level w.c. and half height tiling to the walls.

#### UTILITY ROOM

9'1" x 6'11" (2.77m x 2.11m)

With base and wall units incorporating work surfaces with an inset one and a half bowl sink unit. Half height tiling to the walls, a wall mounted Valiant central heating boiler, with fridge and freezer, plumbing for an automatic washing machine and space for a tumble dryer and once central heating radiator.

#### FIRST FLOOR

#### LANDING

Part galleried with an access hatch leading to the roof space which is boarded out with light laid on, a built in storage cupboard and doorways to:

#### BEDROOM 1 (front)

11'8" x 12'1" (3.56m x 3.68m)

With a built in cupboard and one central heating radiator.

#### BEDROOM 2 (rear)

11'7" x 12'3" (3.53m x 3.73m)

With one central heating radiator.

#### BEDROOM 3 (front)/STUDY

5'2" x 8'11" (1.57m x 2.72m)

With one central heating radiator.

#### BATHROOM/W.C.

9'2" x 12'3" (2.79m x 3.73m)

With a modern suite comprising of a panelled bath with mixer taps and hand shower, a large independent shower cubicle with mermaid boarding, hand shower and rain shower above. Low level w.c., pedestal wash hand basin, downlighting to the ceiling, part tiling to the walls and one central heating radiator and a ladder towel radiator.

#### OUTSIDE

The property fronts onto a small ornamental fore-garden with a dwarf walled frontage.

To the rear is an enclosed garden which has easy to maintain surfaces with a number of shrubs, a fenced and walled surround and there is a gated pedestrian

access which leads along the terraces providing access on foot to the rear of the property.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band A.

