





The Property Specialists

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25 Cliff Terrace, Hornsea HU18 1JA
Offers in the region of £155,000

- Modern Town House
- Two Reception Rooms
- Two Double Bedrooms
- Modern Shower Room
- Rear Garden with Southerly Aspect
- Single Garage
- Close to the Seafront
- Energy Rating - TBC

A modern town house with two reception rooms, gardens, and a garage located a short distance from the beach and promenade.

LOCATION

The property is located on the north side of the town on the southern side of Cliff Terrace, which leads off Cliff Road and runs through to the Esplanade. The town centre is approximately half a mile away and the promenade and beach are just a short walk from the property.

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 refurbished in 2020 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 is arranged on two floors and has the benefit of gas central heating and UPVC double glazing.

ENTRANCE HALL

6' x 3'5" (1.83m x 1.04m")
With UPVC front entrance door, stairs leading off and one central heating radiator.

LOUNGE

13' x 12'8" (3.96m x 3.86m)
With fire surround and electric stove, built in under stairs cupboard, and one central heating radiator.

DINING ROOM

8'1" x 8'1" (2.46m x 2.46m)
With UPVC double French doors to the garden and one central heating radiator.

KITCHEN

7'9" x 8'8" (2.36m" x 2.64m")
With fitted base and wall units incorporating work surfaces with an inset sink, built in oven and split level hob with cooker hood over, tiled splash backs, plumbing for automatic washer, space for a fridge freezer and UPVC rear entrance door.

FIRST FLOOR

LANDING

With access hatch leading to the roof space and doorways to:

BEDROOM 1

13' x 10'5" (3.96m x 3.18m")
With fitted wardrobes along one wall incorporating mirrored fronts and drawers, built in cupboard and one central heating radiator.

BEDROOM 2

8'10" x 8'6" (2.69m" x 2.59m")
With one central heating radiator.

BATHROOM/W.C

7'2" x 5'5" (2.18m" x 1.65m")
With a walk in shower incorporating hand shower and rain shower over, pedestal wash hand basin, low level w.c, and a ladder towel radiator.

OUTSIDE

The house has a small foregarden and to the rear is a low maintenance enclosed garden which benefits from a southerly aspect. The property has the benefit of a single garage with up and over door, side personal door, power and light laid on.

TENURE

The tenure of this property is understood to be freehold, confirmation will be provided by the vendors solciitors.

COUNCIL TAX

This property is in council tax band A.

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.