Phone: 01964 533343
Email: info@hpsestateagents.co.uk

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ESTATE AGENTS

Rawson Way

Hornsea, HU18 1DH

*** CHAIN FREE *** TURN KEY READY ***

Located in the sought-after area of Rawson Way in Hornsea, this modern 3 bedroom end terrace home is beautifully presented and ready to move into offering comfortable living spaces and a welcoming feel throughout.
Entrance hall that leads into a bright and airy lounge flood lit by natural light from the bay window and additional understairs cupboard offering extra storage. Following through to a modern fitted kitchen provides ample storage and workspace. Door to the rear leading through to the conservatory offer a space to relax in. Also from the kitchen a side door providing access to the utility room and a convenient downstairs WC.
To the first floor, the property features three generously sized bedrooms, all offering plenty of natural light, along with a well-appointed modern family bathroom.
Outside, there are front and rear gardens, with the rear garden partly laid to AstroTurf and a patio area enjoying direct access from the conservatory and creating a pleasant space to relax or entertain.
Private allocated parking for 2 cars.

EPC - C, Awaited, Council tax band - B, Tenure - Freehold.

£210,000

Entrance Hall
4'11" x 3'10" (1.50 x 1.17)
Double glazed entrance door, radiator, coconut matting and staircase leading to 1st floor.

Living Room
14'7" x 12'1" (4.46 x 3.70)
Double glazed bay window facing to the front of the property, gas fire with hearth surround, understairs cupboard, carpeted flooring and a radiator.

Kitchen Diner
13'6" x 12'1" (4.13 x 3.70)
Fully fitted kitchen with base and wall units, gas hob, electric oven, engineered wood flooring and space for an integrated dishwasher.

Utility Room
7'3" x 4'1" (2.21 x 1.26)
Engineered wood flooring, work surface and space for a washing machine and dryer with air vent. Window facing to the rear of the property.

W.C
3'4" x 6'0" (1.04 x 1.83)
Engineered wood flooring, low level WC, pedestal basin, extractor and radiator.

Conservatory
8'9" x 11'4" (2.68 x 3.46)
Leading from the kitchen with laminate flooring, blinds to the roof and door to the side of the property.

First Floor Landing
9'0" x 6'5" (2.76 x 1.98)
Leading from the ground floor, spindle banister, carpeted flooring, airing cupboard housing the boiler and access to loft space.

Bedroom 1
15'2" x 10'8" (4.64 x 3.27)
Two windows facing to the front of the property, fitted wardrobes, carpeted flooring and radiator.

Bedroom 2
11'8" x 8'5" (3.58 x 2.58)
Window facing to the rear of the property, fitted wardrobes, carpeted flooring and a radiator.

Bedroom 3
8'2" x 6'4" (2.51 x 1.94)
Window facing to the rear of the property, carpeted flooring and radiator.

Bathroom
8'4" x 5'1" (2.55 x 1.56)
Tiled walls and laminate flooring, heated towel rail, low level WC, pedestal basin and panelled bath with over bath shower.

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Laser Tape Clause - Laser Tape Clause
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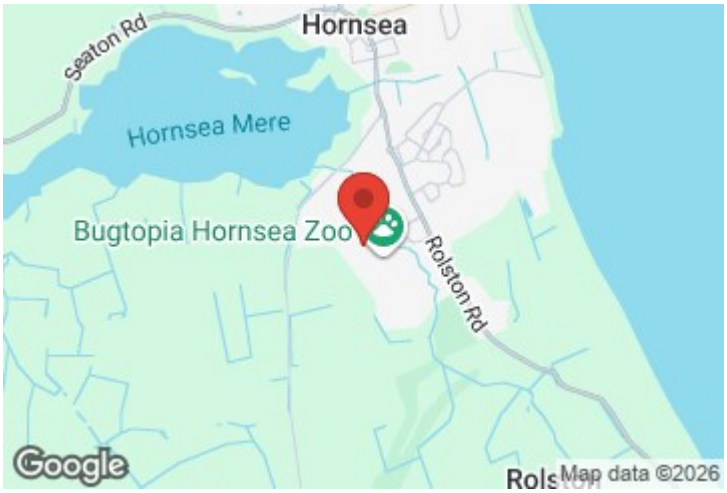
Call to book your FREE Valuation on 01964 533343.

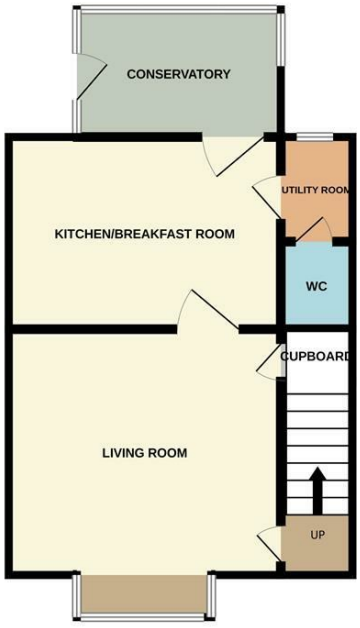
- Turn key ready home
- Stylish Kitchen Diner
- Good sized bedrooms
- Viewing highly recommended
- Low maintenance, secluded garden
- Sought after area close to the Pennine Trail
- Utility room
- Parking for two cars
- Tastefully decorated throughout
- Ground floor cloakroom

RELAX



Floor Plan

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.

TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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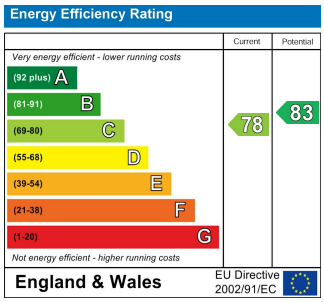

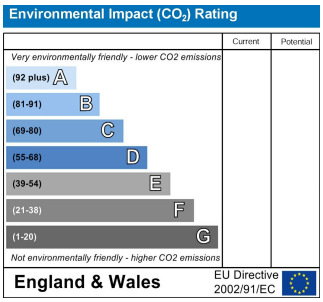

2-4 Newbegin, Hornsea, East Riding of Yorkshire, HU18 1AG
t. 01964 533 343 | e. info@hpsestateagents.co.uk
www.hpsestateagents.co.uk