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HPS
ESTATE AGENTS

Cliff Road

Hornsea, HU18 1LN

This charming three-bedroom mid-terrace home is ideally situated in a fantastic location, just a short hop from local amenities and the seafront. With two reception rooms, good sized kitchen, three bedrooms, two bathrooms and low-maintenance courtyards at the front and rear, with a fresh, modern décor throughout, this property offers convenience and comfort for those seeking a coastal lifestyle. Perfectly suited for first-time buyers, families, or investors, this well-presented property combines easy maintenance with a welcoming atmosphere, while the recently redecorated interiors provide a fresh and inviting feel. Call us now to book your viewing on 01964533343.
Current energy rating - awaited, Council tax band - B, Tenure - Freehold.

£169,950

Entrance Hall 15'1" x 5'6" (4.62 x 1.68)
Double glazed entrance door, two windows to the front, radiator, under stairs cupboard and staircase with spindle balustrade leading to the first floor.

Living Room 12'0" x 10'11" (3.68 x 3.34)
Bay window to the front aspect, coving to the ceiling, brick display for gas fire, radiator and TV point.

Dining Room 13'4" x 11'5" (4.07 x 3.48)
French doors leading to the rear aspect, coving to the ceiling, wooden mantle with marble effect inset and hearth housing a gas fire, laminate flooring and radiator.

Kitchen 8'4" x 16'5" (2.55 x 5.02)
Window to the side aspect, range of fitted wall and base units with work surfaces over, sink and drainer unit with 1 1/2 bowl ceramic sink, mixer taps, gas hob, electric oven, space for dish washer, part tiled walls, tiled floor, built in cupboard and space for fridge.

Utility 5'4" x 2'10" (1.65 x 0.88)
Window to the side with door leading to the rear courtyard, wall units, space for washing machine, tiled floor and combi boiler.

Ground Floor Bathroom 6'2" x 5'11" (1.89 x 1.82)
Window to the rear aspect, white three piece suite comprising of disabled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor and radiator.

First Floor Landing

Master Bedroom 12'4" x 9'5" (3.76 x 2.89)
Bay window to the front aspect, fitted wardrobes, coving to the ceiling and radiator.

Bedroom 2 11'10" x 10'3" (3.63 x 3.13)
Window to the rear aspect, fitted wardrobe, coving to the ceiling and radiator.

Bedroom 3 8'9" x 6'6" (2.68 x 1.99)
Window to the front aspect, fitted wardrobes, coving to the ceiling and radiator.

Bathroom 6'2" x 5'11" (1.89 x 1.82)
Window to rear, wet room style shower and wall mounted wash hand basin plus low level WC.

External
To the front is a mostly paved area with flower beds and steps up to the front door. At the rear is a paved courtyard with fenced boundaries incorporating a pedestrian gate to the rear.

About Us
Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.
Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

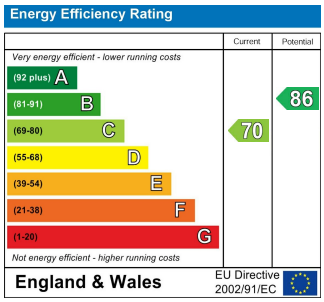
Valuations
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

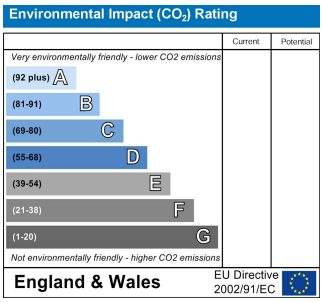
- No onward chain
- Close to the beach
- Three bedrooms
- Newly refurbished
- Two reception rooms
- Two bathrooms
- Ideal location
- Good sized kitchen
- Call us now to view

Floor Plan

Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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