



36 Burton Road, Hornsea, HU18 1QY

£1,100 Per Calendar Month

Simply beautiful property available to let close to the town centre of Hornsea. Rarely available as a rental property this five bedroom Edwardian terrace is the perfect home for a growing family.

Available at £1,100PCM and £1,265 deposit and ready from 1 October.

Located close to schools, transport routes, local amenities and the seafront it couldn't be set in a better location. The floorplan briefly comprises; entrance hall, lounge, dining room, kitchen, cloakroom wc and sunroom to the ground floor. On the first floor are two of the bedrooms including the master with walk in wardrobe, the family bathroom and a separate WC. On the top floor are three further bedrooms.

Not anticipated to be on the market long, call Our House Estate Agents now to arrange your viewing. 01964 532 121.



Front Garden

Mainly gravelled with path to front door, walled boundaries and cast iron gate.

Entrance Hall

Entrance door to front aspect, original tiled flooring, staircase to first floor and understairs storage.

Lounge

16'4" x 13'3" (5.00 x 4.05)
Bay window to front, wooden mantle and tiled inset and hearth housing gas fire, coving to ceiling, ceiling rose and radiator.

Dining Room

12'11" x 10'10" (3.95 x 3.31)
French doors to rear, original fireplace, coving to ceiling, ceiling rose and radiator.

Kitchen

13'4" x 9'10" (4.07 x 3.01)
Window to side aspect, a range of fitted wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with drainer, inglenook with electric hob and extractor hood over, built in double electric oven, integrated fridge freezer, washing machine and dishwasher. Laminate flooring, partially tiled walls and radiator.

Cloakroom WC

Window to side, WC, pedestal wash hand basin, tiled flooring and partially tiled wall and radiator.

Sunroom

15'5" max x 7'10" (4.70 max x 2.40)
Velux window to side, french door to side, partial conservatory roof and radiator.

First Floor Landing

Split level with carpeted flooring and spindle banister

Master Bedroom

16'4" x 11'8" max (4.99 x 3.58 max)
Bay window to front, coving to ceiling, ceiling rose and radiator.
Door to:

Walk In Wardrobe

8'9" x 5'2" (2.69 x 1.60)
Clothes rails and carpeted flooring.

Bedroom 2

13'0" x 10'9" (3.97 x 3.30)
Window to rear, coving to ceiling, ceiling rose and radiator.

Bathroom

9'10" x 9'10" (3.02 x 3.00)
Window to rear, WC, vanity unit housing wash hand basin, step in corner shower and panelled bath. Heated towel rail, tiled flooring and partially tiled walls.

Seperate WC

Window ot side, WC and partially tiled walls.

Second Floor Landing

Carpeted flooring and spindle banister

Bedroom 3

17'2" x 16'4" (5.25 x 4.99)
Located on the second floor. Dormer window to front, original fireplace, spotlights and radiator.

Bedroom 4

13'0" x 10'10" (3.97 x 3.31)
Dormer window to rear, carpeted flooring and radiator.

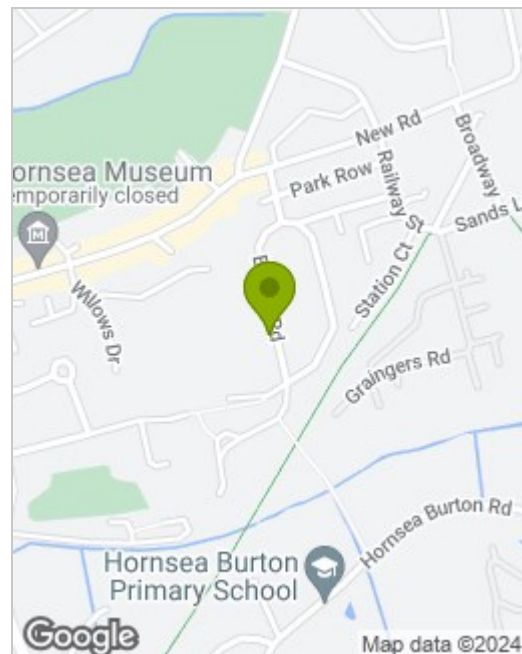
Bedroom 5

13'5" x 10'0" (4.09 x 3.07)
Window to rear, sloping roof and radiator.

Rear Garden

Mainly paved with outside storage
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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