

38a Cliff Road, Hornsea, HU18 1LN  
£97,500

# 38a Cliff Road, Hornsea, HU18 1LN

\*\* GREAT LOCATION \*\*

This well presented 2 bedroom flat is a great opportunity to grab your very own slice of Hornsea! First time buyer? looking for a holiday home? or maybe a rental/holiday let? this is definitely one to take a look at. With two good size bedrooms, two bathrooms, well proportioned living space and a decked terrace all conveniently situated for accessing the town, park, seafront and everything else Hornsea has to offer!

Viewing is highly recommended!

EPC - D  
Council Tax - A  
Tenure - Freehold

## Inner Hall

Under stairs cupboard, staircase to 2nd floor, radiator, spindle banister. French doors to living room.

## 1st Floor Shower Room

6'3" x 5'3" (1.93 x 1.61)

Window to side of property, W.C, pedestal wash hand basin, part tiled walls, extractor fan, radiator, Vinyl flooring,

## 1st Floor Living Room

16'4" x 11'7" (4.98 x 3.55)

Window and bay window to front of property, coving to ceiling, carpeted, radiator.

## Kitchen Diner

13'4" x 9'1" (4.07 x 2.78)

Window to rear of property, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, gas hob, built in electric oven, part tiled walls, space for under counter fridge/freezer, plumbing for washing machine, Vinyl flooring, radiator.



## Second Floor Landing

Cupboard, carpeted.

## Bedroom 1 (First Floor)

13'6" x 10'2" (4.12 x 3.1)

Window to rear of property, radiator, carpeted.

## Bedroom 2 (Second Floor)

11'1" x 8'7" (3.4 x 2.64)

Window to front of property, built in storage, carpeted.

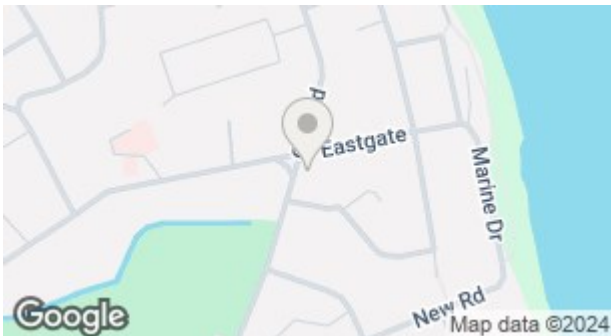
## Second Floor Bathroom

5'1" x 4'3" (1.57 x 1.32)

Window to front of property, pedestal wash hand basin, panelled bath, tiled walls, radiator, Vinyl flooring.

## Rear Terrace

Fully decked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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