



35 Clifton Street, Hornsea, HU18 1HY
£279.950



****DECEPTIVELY SPACIOUS****

Detached 3-Bedroom Home with South-Facing Garden – Close to the Seafront

Located just a short walk from the seafront, this detached home offers a flexible layout with well-proportioned living space both inside and out.

The ground floor features a through lounge/diner, a separate kitchen, two bedrooms, and a shower room, providing convenient single-level living if needed. Upstairs, the master bedroom is complemented by a full bathroom, offering a more private space.

Outside, the property benefits from off-street parking to the front and a generous south-facing rear garden, thoughtfully arranged with various spots for relaxing, entertaining, or enjoying the sun throughout the day.

An ideal home for those seeking coastal living with a bit more space, within easy reach of local amenities and scenic walks.

EPC - Awaited
Council Tax - C
Tenure - Freehold

Entrance Hall

A bright entrance hall with stairs to the first floor and an under-stair cupboard. It has a radiator, laminate flooring, and coving around the ceiling.

Through Lounge Diner

28'5" x 11'9" (8.67 x 3.6)

A spacious room featuring three side-facing windows and French doors opening to the rear garden. Includes a log burner, coving to the ceiling, and laminate flooring throughout.

Kitchen

14'1" x 9'9" (4.31 x 2.99)

Kitchen includes side and rear-facing windows and doors leading to the rear garden. Fitted with a range of wall and base units, work surfaces with island, and a one and a half bowl stainless steel sink with single drainer. Features include a gas hob, built-in electric oven, extractor fan, slimline integrated dishwasher, and space for a fridge freezer. The room also has partly tiled walls, a radiator, and laminate flooring.





Bedroom 2

12'1" x 11'3" (3.69 x 3.45)

Carpeted bedroom featuring built in wardrobes, coving ceiling, front facing window and a radiator.

Bedroom 3

10'0" x 6'6" (3.06 x 2)

Carpeted bedroom with a window facing the front of the property and a radiator.

Wet Room

7'1" x 5'10" (2.18 x 1.8)

Includes a shower, W.C., and hand wash basin, with tiled walls and a tiled floor. There's a side window for natural light, an extractor fan, and a heated towel.



First Floor Landing

Carpeted landing with front facing velux windows and cupboard into eaves and boiler.

Master Bedroom

14'9" x 13'7" (4.5 x 4.15)

This carpeted bedroom includes four rear facing velux windows, Built in wardrobes, Storage to eaves and radiator.



Bathroom

7'2" x 6'0" (2.2 x 1.83)

Features a side window, W.C., and pedestal hand wash basin, along with a stylish freestanding slipper bath. Additional touches include a heated towel rail, tiled floor, and extractor fan for ventilation.



Rear Garden

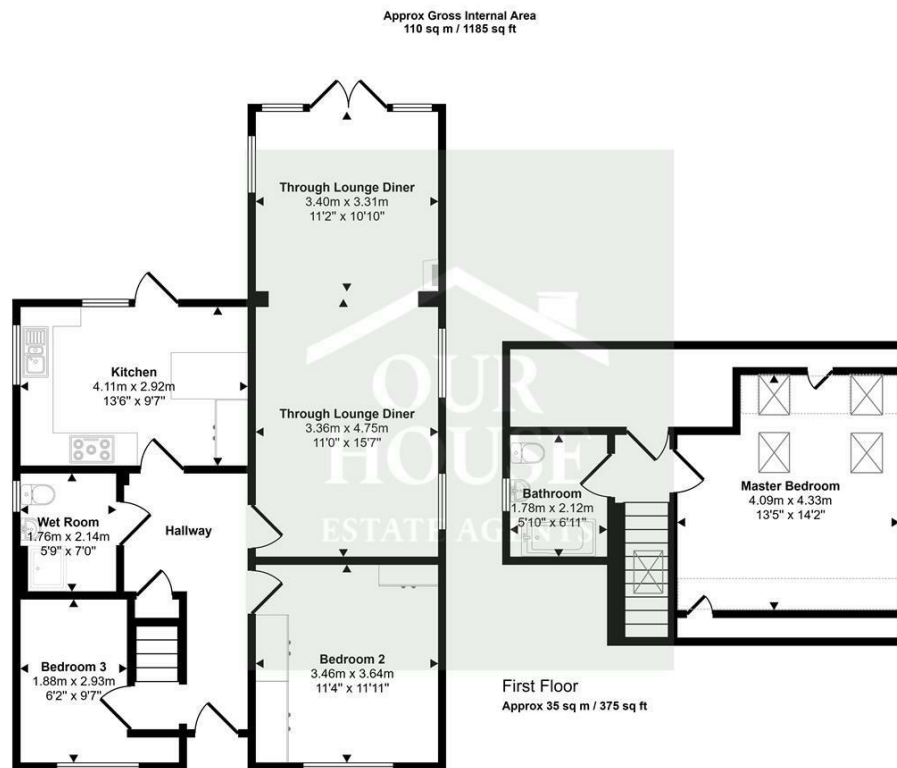
Laid mainly to lawn with paved areas, Fenced boundaries, Planted borders, Large koi pond, Log store and covered arbour area.



Garage/ Store

14'5" x 7'4" (4.4 x 2.24)

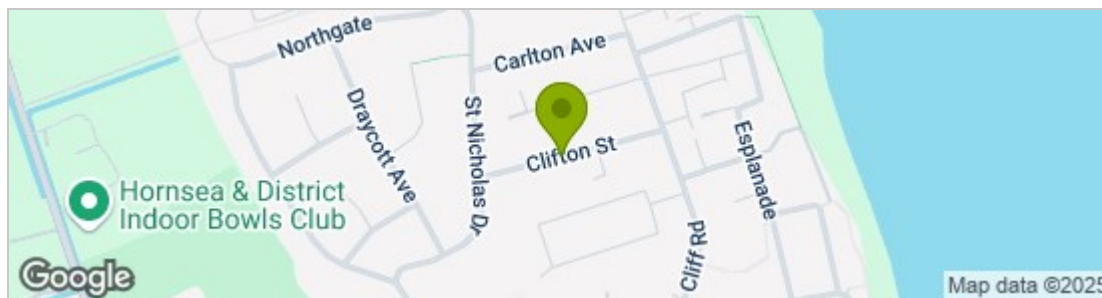
Attached to the property with light and power points, Plumbing and space for wash machine, window to the side and personal door to the rear.



Ground Floor
Approx 75 sq m / 810 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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