



Whitedale Cottage Newbegin, Hornsea, HU18 1QP

£120.000





\*\*\*CHAIN FREE\*\*\*

Tucked away just off the centre of Hornsea, this unique two-bedroom semi-detached cottage on Wittys Passage offers plenty of potential in a great location. Ideally positioned for those who want to be close to all the town's amenities while still enjoying a tucked-away setting, it provides a rare find right in the heart of Hornsea.

The accommodation includes a cosy lounge, fitted kitchen, rear hall and ground floor bathroom. Upstairs, there are two bedrooms, with one featuring an adjoining office space – ideal for working from home or as a useful dressing area.

The property would benefit from some updating and general improvement, giving the next owner the opportunity to make it their own. Outside, a small rear yard offers a low-maintenance outdoor space.

A great opportunity for buyers looking for a property with potential in a sought-after central position. This versatile property could make an ideal retirement home, holiday let or investment opportunity.

EPC: D  
Council Tax: A  
Tenure: Freehold

### Entrance Hall

Entrance door leading to staircase to first floor.







### Kitchen

10'6" x 9'9" (3.22 x 2.98)

Window to front and rear, a range of fitted wall and base units with complimentary work surfaces with stainless steel single drainer and bowl sink, electric cooker point, space and plumbing for washing machine, space for freestanding electric oven. Boiler, part tiled walls and vinyl flooring.

### Lounge

Window to front, carpet.

### Rear Hall and Porch

Window and door to rear, understairs cupboard and vinyl flooring.

### First Floor Landing

Window to rear.

### Bedroom 1

9'4" x 10'2" (2.87 x 3.1)

Window to front, two built in cupboards, loft access and radiator.

### Bedroom 2

10'2" x 9'8" (3.1 x 2.97)

Window to front and radiator.

### Office

9'10" x 8'0" (3 x 2.44)

Window to side, radiator. - Triangle shape.

### GF Bathroom

5'9" x 5'4" (1.76 x 1.63)

Window to rear, pedestal hand wash basin, W.C, panelled bath with shower over, extractor fan, tiled walls and radiator.

### Rear Garden

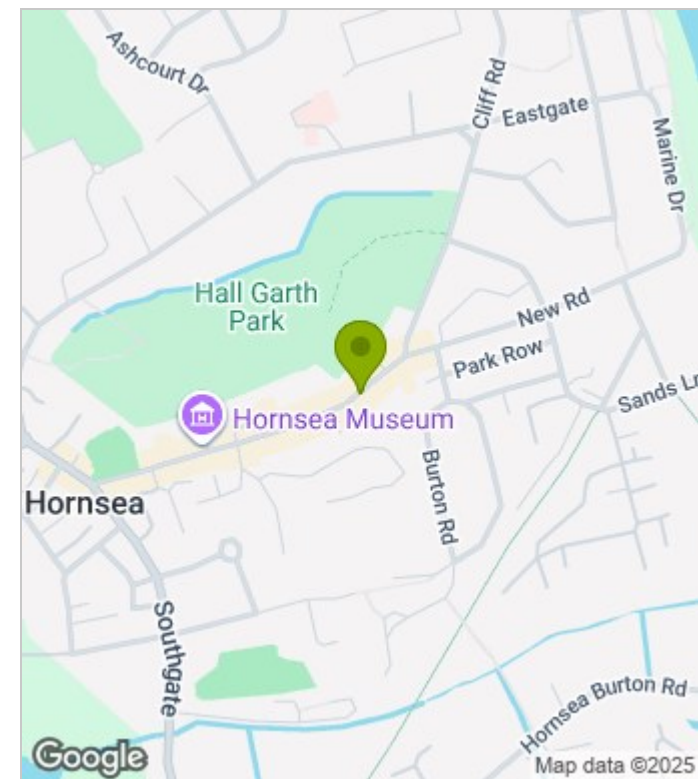
Concrete yard with planted border.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(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	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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## Our House Estate Agents

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