



41 Trinity Road, Hornsea, HU18 1TF  
£139.950





This well-proportioned three-bedroom semi-detached home is located on Trinity Road in Hornsea and offers comfortable accommodation arranged over two floors.

The ground floor features two good-sized reception rooms, providing flexible living and dining space, together with a breakfast kitchen offering room for everyday dining. There is also the added benefit of a ground floor shower room with W.C.

Upstairs, there are three bedrooms and a family bathroom, making the layout well suited to family life.

Outside, the property enjoys good-sized gardens to both the front and rear, providing useful outdoor space.

The house has recently benefited from a full rewire, adding to its overall practicality.

EPC - Awaited  
Council Tax - A  
Tenure - Freehold

#### Front Garden

Lawn and gravelled with path and brick border.

#### Entrance Hall

Entrance door with window to front, staircase to first floor with understairs cupboard, radiator.

#### GF WC and Shower

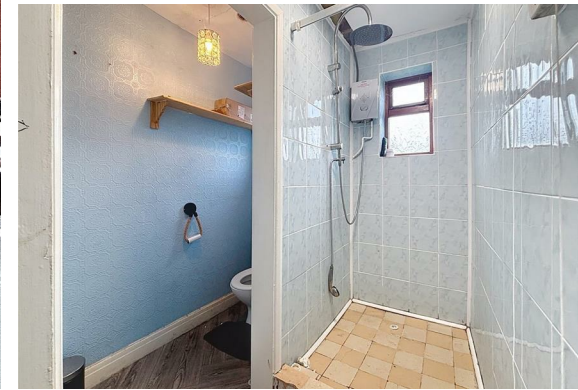
6'3" x 6'3" (1.92 x 1.92)

Windows to rear, w.c, part tiled walls. Shower cubicle.

#### Lounge

15'7" x 12'2" (4.75 x 3.73)

Square bay window to rear, carpet and radiator.







### Dining Room

12'9" x 10'11" (3.91 x 3.33)  
Windows to front and side, radiator.

### Breakfast Kitchen

22'0" x 10'9" (6.73 x 3.29)  
Three windows to side, doors to both sides. A range of fitted wall and base units with work surfaces, single drainer and one a half bowl sink unit, built in electric hob and oven, pantry cupboard and vinyl flooring.

### First Floor Landing

Window to front.

### Master Bedroom

12'4" x 11'9" (3.78 x 3.6)  
Built in wardrobes and cupboard, coving to ceiling, carpet and radiator.

### Bedroom 2

12'3" x 8'9" (3.74 x 2.68)  
Window to rear, built in wardrobes, carpet and radiator.

### Bedroom 3

9'4" x 7'11" (2.87 x 2.42)  
Window to front, built in cupboard, coving to ceiling, carpet and radiator.

### Bathroom

6'9" x 5'6" (2.06 x 1.69)  
Window to front, pedestal hand wash basin, W.C, tiled walls, vinyl flooring and extractor fan.

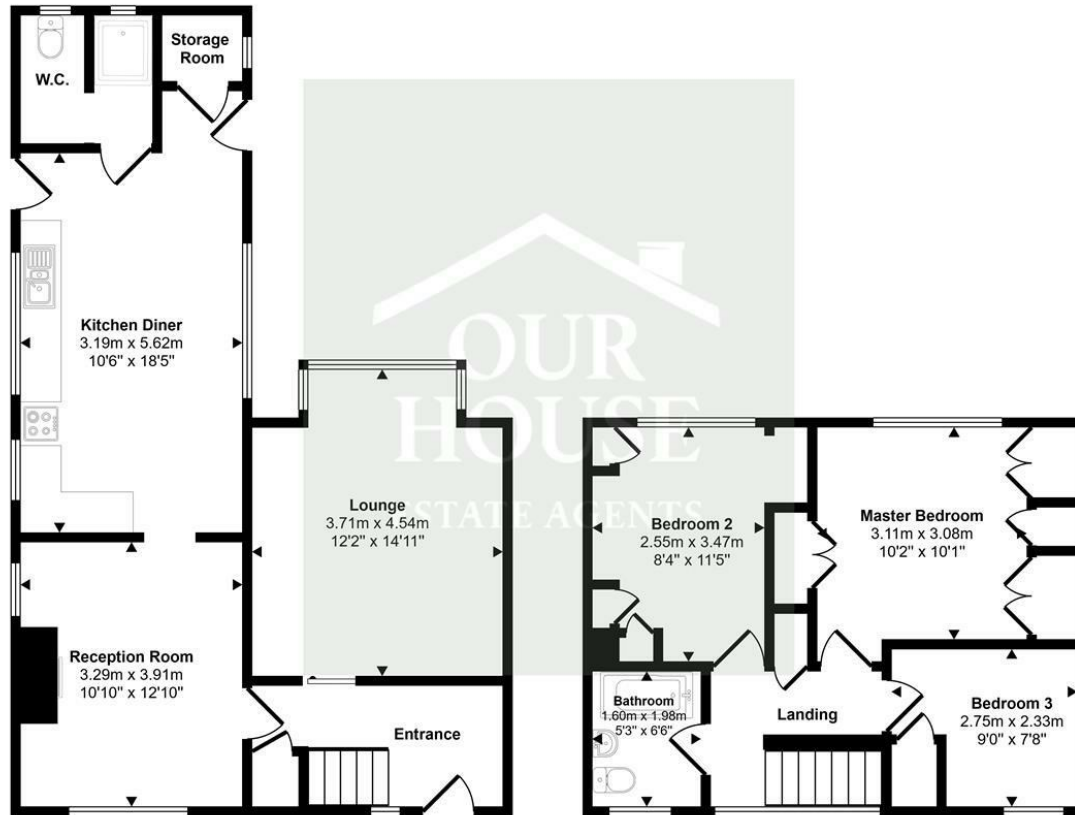
### Rear Garden

Lawned area, garden shed. Concrete level.

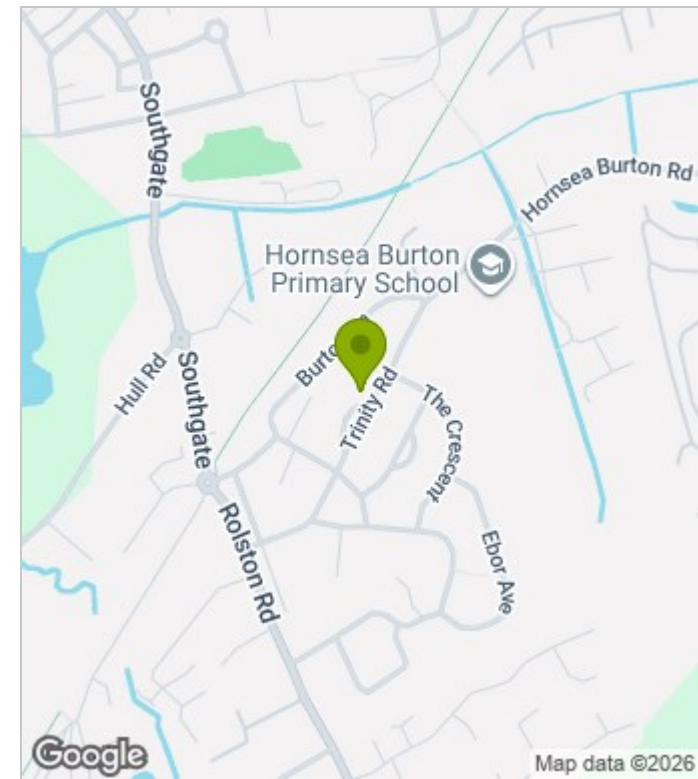





Approx Gross Internal Area  
101 sq m / 1084 sq ft



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>		
(55-68) <b>D</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.

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.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)