

**8 Mascotte Gardens, Hornsea HU18 1RS**  
**£135,000**



- Particularly Spacious, Self Contained Maisonette
- Convenient Location
- Recently Refurbished
- 21 ft Lounge with Juliet Balcony
- Super Kitchen
- Two Double Bedrooms
- Bathroom/W.C. and a Walk In Wardrobe
- Parking Provision
- Must be Viewed - No Chain
- Energy Rating - C

If you are looking for a particularly spacious two bed roomed home in a convenient central location then look no further. This maisonette has recently been refurbished including a modern breakfast kitchen, super refitted bathroom, new floorings and decorated throughout, and really must be viewed to appreciate the space and quality of accommodation on offer. NO CHAIN.

#### LOCATION

This maisonette forms part of a particularly convenient courtyard development that is located between Wilton Road and Football Green, within an old established residential area, just a short walk from the centre of the town. There is a footpath which leads direct into the town centre.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation has MAINS GAS CENTRAL HEATING via hot water radiators served by a COMBI

BOILER, UPVC DOUBLE GLAZING (to all but two roof lights) and is arranged on three floors as follows:

#### CANOPY PORCH

With UPVC front entrance door opening into:

#### PRIVATE HALL, STAIRS AND LANDING

With a further staircase leading off to the second floor and including a cupboard under.

#### REAR LOUNGE & DINING ROOM

21'7" x 15'10" overall (6.58m x 4.83m overall) With patio doors opening onto a Juliet balcony and enjoying an open outlook over the adjoining primary school playing fields, ceiling cove and two central heating radiators.

#### CLOAKS/W.C.

4'1" x 5'5" (1.24m x 1.65m) With a vanity unit housing the wash hand basin and concealed cistern w.c, wood grain laminate flooring, and one central heating radiator.

#### KITCHEN

11'3" x 9'5" (3.43m x 2.87m) With a range of modern base and wall units which incorporate contrasting work surfaces and matching breakfast bar and splashbacks, an inset sink unit, built in oven and split level induction hob with cooker hood over, wall mounted gas central heating boiler, integrated fridge freezer and automatic washer, woodgrain effect laminate flooring and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With a walk in wardrobe and a separate linen cupboard.

#### BEDROOM 1

11'9" x 16' (3.58m x 4.88m) With a lovely outlook over the primary school playing fields and one central heating radiator.

#### BEDROOM 2

11'3" x 16' (3.43m x 4.88m) With a Velux double glazed roof light and one central heating radiator.

#### SHOWER ROOM/W.C

11'6" x 8'4" (3.51m x 2.54m)

With a modern suite comprising of a large independent shower cubicle with rain shower and hand shower over, vanity unit housing the wash hand basin and w.c, ladder towel radiator and a double glazed Velux roof light.

#### OUTSIDE

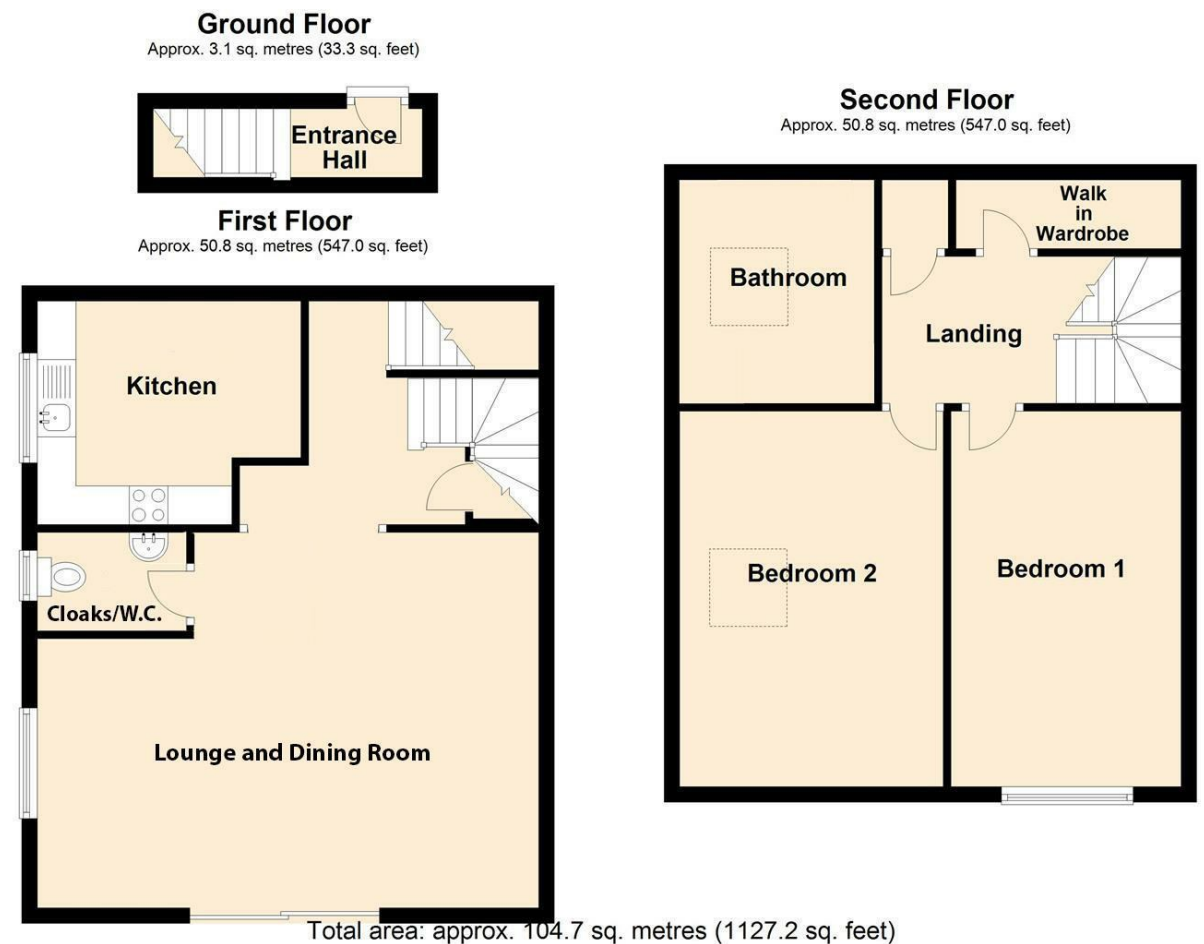
Whilst there are no private gardens with this maisonette, there are communal courtyard gardens incorporating lawned areas and walled borders. There is also a parking provision within the courtyard.

#### TENURE

The apartment is held on a 999 year ground lease (with 965 years remaining) from 1990 at a fixed nominal ground rent of £10 per annum and vacant possession will be given upon completion at a date to be agreed. The management charge for 2023 was £60.00 per calendar month.

#### COUNCIL TAX

The Council Tax Band for this property is Band B.



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