



QUICK & CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



Lindisfarne, 14 Northumberland Avenue, Hornsea HU18 1EQ
Offers in the region of £425,000

- Detached Home
- Four Bedrooms
- Sought After Residential Location
- Well Maintained Accommodation
- Two Reception Rooms & Conservatory
- Master Bedroom with En-Suite
- Well Secluded Garden to the Rear
- Energy Rating: C

Enjoying a sought after residential location, this four bedroom detached home offers well-maintained accommodation with two reception rooms, conservatory, master bedroom with en-suite, double garage and attractive west facing gardens to the rear.

SUPER LOCATION - MUST BE VIEWED

LOCATION

This property is located on Northumberland Avenue, a sought after residential location which leads off Atwick Road on the northern side of the town.

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 refurbished in 2020 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 uPVC double glazing, mains gas central heating via hot water radiators, a burglar alarm and is arranged on two floors as follows:

ENTRANCE HALL

8'8 x 13' overall (2.64m x 3.96m overall)
Composite front entrance door, ceiling cove, dado rail, staircase leading off and one central heating radiator.

CLOAKS / WC

3'7 x 5'6 (1.09m x 1.68m)
With a pedestal wash basin, low level WC, half height tiling to the walls and one central heating radiator.

LOUNGE

11'4 x 16'10 plus bay (3.45m x 5.13m plus bay)
Bay window to the front elevation, gas fire set in Adam style surround, dado rail, ceiling cove, double multi-pane doors leading to the dining room and two central heating radiators.

DINING ROOM

9'7 x 13'3 (2.92m x 4.04m)
Dado rail, one central heating radiator and sliding patio door to the conservatory.

CONSERVATORY

10' x 12'1 (3.05m x 3.68m)
Double French doors leading out to the patio and rear garden, ceramic tile floor covering, ceiling light/fan fitting, brick base with a pitched polycarbonate covered roof and one central heating radiator.

BREAKFAST KITCHEN

10'4 x 13'4 (3.15m x 4.06m)
With a good range of fitted base and wall units incorporating worksurfaces and a matching breakfast bar, inset stainless steel sink, tiled splashbacks, built-in oven and split level ceramic hob with cooker hood over, integrated fridge, an understairs pantry cupboard and one central heating radiator.

UTILITY ROOM

7'10 x 9'5 (2.39m x 2.87m)
Fitted base and wall units and full height storage cupboards, worksurfaces with an inset stainless steel sink unit, tiled splashbacks, space for a tumble dryer and plumbing for an automatic washing machine, floor mounted gas central heating boiler, uPVC rear entrance door, personnel door to the garage and one central heating radiator.

FIRST FLOOR

LANDING

Access hatch leading to the roofspace with a folding loft ladder. The roofspace is part boarded with light laid on.

MASTER BEDROOM

11'4 x 17'4 (3.45m x 5.28m)
With a good range of fitted bedroom furniture incorporating wardrobes, drawers and dressing table, dormer window to the front and one central heating radiator.

EN-SUITE SHOWER ROOM

8'7 (max) x 6'5 (2.62m (max) x 1.96m)
Shower cubicle incorporating an electric instant shower,

vanity unit housing the wash basin and concealed cistern/WC and a ladder towel radiator.

BEDROOM 2 (REAR)

11'3 x 9'9 (3.43m x 2.97m)
Fitted wardrobes incorporating top storage cupboards and central dressing table, and one central heating radiator.

BEDROOM 3 (FRONT)

7'9 x 10'1 (2.36m x 3.07m)
With one central heating radiator.

BEDROOM 4 (REAR)

7'9 x 6'9 (2.36m x 2.06m)
Built-in cupboard and one central heating radiator.

BATHROOM / WC

8'9 x 6'8 (2.67m x 2.03m)
With a four piece suite comprising a panelled bath with mixer taps and hand shower over, low level WC, bidet, pedestal wash basin, part tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a lawned foregarden with a double width parking drive in front of a double garage

which measures 16'9 x 17'5 and incorporates twin up & over main doors, personnel door leading into the utility room, power and light laid on.

To the rear is an attractive particularly well-secluded garden which enjoys a westerly aspect and incorporates mature borders and hedgerow, greenhouse, two paved patios, ornamental garden pond along with an outside cold water tap and external lighting. Handgates lead to either side of the property and there is a brick built store.

SERVICES

All mains services are available or connected to the property.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

Band E.

EPC

C.



Total area: approx. 160.5 sq. metres (1728.0 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.