



9 Mascotte Gardens, Hornsea HU18 1RS
Offers in the region of £135,000

- Convenient Location
- Close to the Town & Seafront
- No Chain
- Spacious Accommodation
- Ground Floor
- Courtyard Setting
- Private Garden to Rear
- Garage
- Parking
- Energy Rating - C

A particularly spacious ground floor apartment which enjoys a convenient central location along with its own garden and garage. NO CHAIN - GARDEN - GARAGE

LOCATION

This property forms part of a courtyard development known as Mascotte Gardens which leads off Wilton Road from Burton Road and enjoys a particularly convenient location for the town's amenities.

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 mains gas central heating via hot water radiators, uPVC double glazing and is arranged on one floor as follows:

CANOPY PORCH

RECEPTION HALL

9'4 x 30'6 overall (2.84m x 9.30m overall)

With a walk-in storage/cloaks cupboard, uPVC front entrance door, ceiling cove and two central heating radiators.

LOUNGE

13' x 16' (3.96m x 4.88m)

With double French doors leading to the rear garden, an electric fire set on a marble effect hearth and inset with timber surround, and one central heating radiator.

BREAKFAST KITCHEN

8' x 16' (2.44m x 4.88m)

Fitted base and wall units incorporating worksurfaces with tiled splashbacks and an inset 1 1/2 bowl sink unit, a breakfast bar, a built-in double oven and split level ceramic hob with cooker hood over, plumbing for an automatic washing machine, uPVC rear entrance door and one central heating radiator.

BEDROOM 1 (REAR)

11'8 x 16' (3.56m x 4.88m)

With fitted wardrobes and one central heating radiator.

BEDROOM 2 (REAR)

9'1 x 16' (2.77m x 4.88m)

With one central heating radiator.

BATHROOM / WC

8'7 x 9'6 (2.62m x 2.90m)

Cupboard housing a recently renewed gas combi boiler, an independent walk-in shower cubicle with shower panelled walls, pedestal wash basin, low level WC, full height tiling to the remaining walls and one central heating radiator.

OUTSIDE

There are communal courtyard gardens to the front of the property and there is an allocated parking space along with a brick built single garage located at the right hand side of the second block of garages. To the rear is an enclosed garden with seating areas and a lawned side garden with a handgate leading to Witty's Passage. There is also a timber built garden shed and outside light.

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. Vacant possession will be given upon completion, date to be agreed. The management charge for 2023 was £60 per calendar month.

SERVICES

All mains services are available or connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band B.



Total area: approx. 92.0 sq. metres (990.7 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.