



**QUICK & CLARKE**  
The Property Specialists

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**2 Sawley Close, Hornsea HU18 1EZ**  
**Offers in the region of £299,950**

- Deceptive Property
- Lounge & Dining Kitchen
- Two Upstairs Bedrooms
- Must Be Viewed!
- Set in a Lovely Corner Plot
- Two Downstairs Bedrooms
- Garden, Parking & Garage
- Energy Rating: D

A deceptive, well-presented four bedroom home set in a lovely corner plot enjoying a great deal of privacy along with parking and single garage.

- MUST BE VIEWED -

### LOCATION

The property enjoys a pleasant corner plot on Sawley Close, a small residential cul-de-sac which leads from Shardlow Road off Ashcourt Drive in this popular, mature residential location.

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, oak effect internal doors to the ground floor, uPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

5'11 x 12'10 (1.80m x 3.91m)

With stairs leading off incorporating an oak balustrade and built-in understairs cupboard, composite front entrance door engineered oak flooring and one central heating radiator.

#### LOUNGE

17'5 x 12'9 (5.31m x 3.89m)

With an electric fire set in a conglomerate hearth and inset with oak effect surround, ceiling cornice, engineered oak flooring, dual aspect windows overlooking the gardens and one central heating radiator.

#### DINING KITCHEN

20'4 x 8'10 (6.20m x 2.69m)

With a good range of fitted base and wall units incorporating worksurfaces and tiled splashbacks. Inset 1 1/2 bowl sink unit, built-in oven and electric hob with cooker hood over, space for a tumble dryer and plumbing for an automatic washing machine. There is a matching breakfast bar and double French doors leading to the garden, a uPVC rear entrance door and one central heating radiator.

#### CLOAKS/WC

4'7 x 4'4 (1.40m x 1.32m)

With a pedestal wash basin incorporating tiled splashback, low level WC and one central heating radiator.

#### BEDROOM 3 (FRONT)

9'10 x 12'10 (3.00m x 3.91m)

Built-in cupboard with top storage cupboards and one central heating radiator.

#### BEDROOM 4 (REAR)

8'5 x 8'11 (2.57m x 2.72m)

Currently used as an office, laminate flooring, built-in shelved storage cupboard and one central heating radiator.

#### FIRST FLOOR LANDING

With two deep built-in storage cupboards, an access hatch leading to the roofspace and doorways to:

#### BEDROOM 1 (BACK)

13' x 12'11 (net) (3.96m x 3.94m (net))

Fitted cupboards and one central heating radiator.

#### BEDROOM 2 (SIDE)

11'6 x 12'11 (3.51m x 3.94m)

Built-in storage cupboards, laminate flooring and one central heating radiator.

#### BATHROOM/WC

9'3 x 5'5 (2.82m x 1.65m)

With a modern suite comprising an independent shower cubicle with hand shower and rain shower above, vanity unit housing the wash basin and concealed cistern/WC, downlighting to the ceiling, ceramic tiled floor covering, part tiling to the walls and a ladder radiator.

#### OUTSIDE

The property sits in a particularly generous plot with gardens that wrap around all four sides of the house. There is a parking drive to the front leading to a single garage (8'8 x 17'8) with up & over door, rear personnel door, power and light laid on. The foregarden is mainly lawned with mature hedgerow and this wraps along the southern side of the property providing an enclosed and well-secluded garden. To the rear is a paved patio, a further lawned garden with a vegetable plot and a greenhouse. There is also external lighting and an outside cold water tap.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band D.



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.