



QUICK & CLARKE
The Property Specialists

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19 Shaftesbury Avenue, Hornsea HU18 1LX
£295,000

- Must be Viewed
- South and West Facing Gardens
- Super Dining Kitchen
- Utility Room
- Double Garage
- Generous Corner Plot
- Well Appointed Accommodation
- Conservatory
- Parking Drive
- Energy Rating - D

Welcome to this charming detached house located on Shaftesbury Avenue in the picturesque town of Hornsea. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make this house a home.

One of the standout features of this property is the parking space available for two vehicles, ensuring that you and your guests always have a convenient place to park. With a private South and West facing enclosed garden to enjoy the sun all day long!

LOCATION

Shaftesbury Avenue, together with Hall Road and Belgrave Drive, form a well regarded residential quadrangle which leads off Cliff Road and enjoys a quiet tucked-away location yet is well placed for access to the beach, the town centre and most local 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 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 GLAZED REPLACEMENT WINDOWS, 13 SOLAR PANELS and is arranged on two floors as follows:

PORCH

With UPVC front entrance door, ceramic tiled flooring, and UPVC inner door to:

ENTRANCE HALL

7'11" x 7'1" (2.41m x 2.16m)

With stairs leading off laminate flooring and one central heating radiator.

LOUNGE

15' x 11'4" (4.57m x 3.45m)

With an Art Deco style tiled fireplace, laminate flooring, electric room heater and one central heating radiator.

DINING ROOM & KITCHEN

19'11" x 10'11" (6.07m x 3.33m)

With an extensive range of fitted base and wall units incorporating bespoke work surface with inset 1 1/2 bowl sink and conglomerate drainer, glass splashbacks, pull out full height pantry cupboards, integrated fridge freezer, built in oven and Neff induction hob with extractor hood over, personal door to the utility porch, laminate flooring ladder radiator and downlighting. To the dining area is a deep built in storage cupboard to the side of the chimney breast, recess to chimney with tiles hearth, one central heating radiator and double doors leading through to the conservatory.

CLOAKS/W.C

With a white suite comprising of a wash hand basin, low level w.c, laminate flooring and towel radiator.

UTILITY PORCH

4'6" x 20'9" (1.37m x 6.32m)

With a UPVC rear entrance door, and personal door to conservatory, fitted base and wall units with plumbing for automatic washing machine, ceramic tiled flooring, and three wall light points.

CONSERVATORY

21'6" x 9'7" (6.55m x 2.92m)

With a brick base, UPVC double glazed windows, double French doors opening out onto the garden, an electric room heater, laminate flooring and personal door to the utility room.

FIRST FLOOR

LANDING

With a large walk in cupboard which houses a modern central heating boiler, access hatch and ladder leading to the loft space which is part boarded with insulation, power and light laid on and a gable window, and doorways to:

BEDROOM 1

14'11" x 11'4" (4.55m x 3.45m)

With fitted wardrobes along the length of one wall incorporating sliding full height fronts, laminate flooring and one central heating radiator.

BEDROOM 2

10'1" x 10'11" (3.07m x 3.33m)

With fitted wardrobes along one wall incorporating full height sliding fronts, laminate flooring and one central heating radiator.

BEDROOM 3 (FRONT)

7'11" x 7'2" (2.41m x 2.18m)

With laminate flooring and one central heating radiator.

SHOWER ROOM/W.C

6'2" x 7'9" (1.88m x 2.36m)

With an independent shower cubicle with hand shower and rain shower above, mermaid boarded walls, pedestal wash hand basin, low level w.c, laminate flooring, and two ladder radiators.

OUTSIDE

The house stands in a generous corner plot with mature planting and lawns which enjoy a great deal of

seclusion. There is a raised sun deck to the side of the conservatory, and further gravelled terrace to the western side of the garden. The gardens have a fenced surround and enjoy both southerly and westerly aspects.

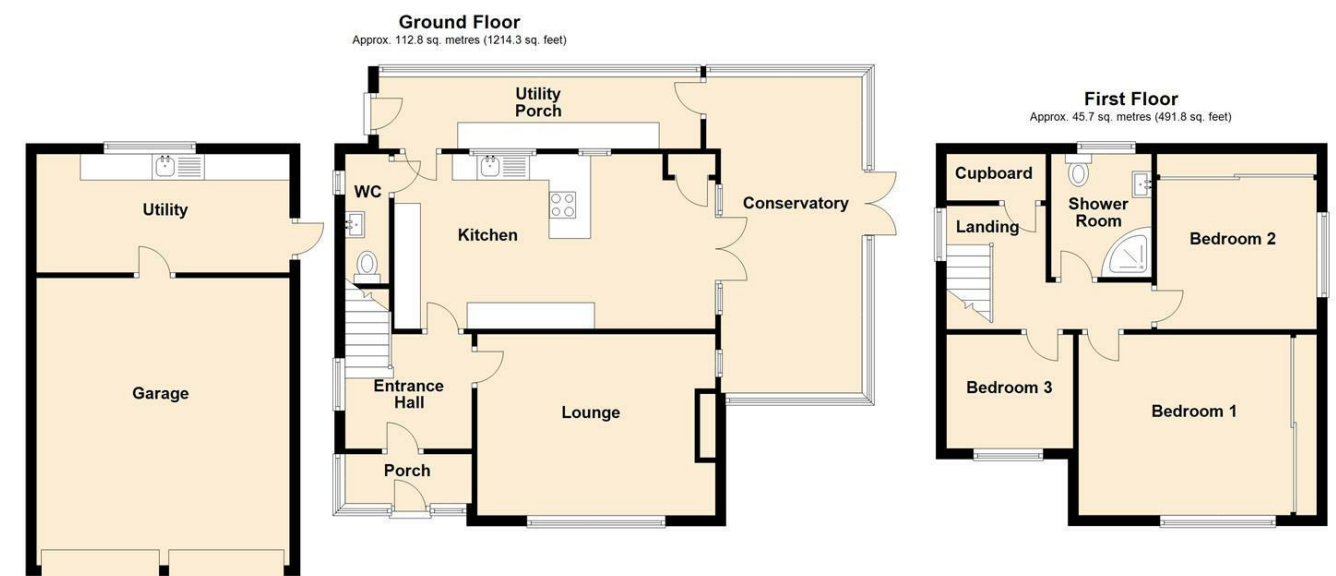
A driveway leads to a double garage 16'4" x 18'2" with double main doors, power and light laid on (the garage is currently used as a workshop) there is a personal door leading through to a utility area at the rear of the garage 16'2" x 7'4" which incorporates fitted base and wall units, work surfaces with an inset sink, plumbing for automatic washing machine, space for a tumble dryer, power and light laid on and personal door.

TENURE

The tenure of this property is understood to be freehold, there is no selling chain involved with the purchase of this property, and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX

The property is in Band D for council tax purposes.



Total area: approx. 158.5 sq. metres (1706.1 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.