



**15 Queens Gardens, Hornsea HU18 1AU**  
Offers in the region of £295,000

- Super Location
- Views To Hornsea Mere
- Extensive Gardens
- Parking
- Energy Rating - D
- Close to Town Centre
- Three Bedrooms
- P o t e n t i a l f o r Enlargement (Subject to Planning)
- Single Garage

Set within an extra large plot and offering super potential for further enlargement (subject to local authority approvals) this semi detached home is located in a lovely position close to the town centre with views stretching to the Mere.

### LOCATON

This property is located on Queens Gardens which leads between Southgate and Mereside and is well placed for access to the Mere and main 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 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 main gas central heating, upvc double glazing and is arranged two floors as follows:

### ENTRANCE HALL

5'9"x6'2" (1.75m"x1.88m")

With UPVC front entrance door, dog leg staircase leading off with a large walk in store cupboard, laminate flooring and one central heating radiator.

### THROUGH LOUNGE

11'3" x 18'4" deepening to 19'4" (3.43m x 5.59m" deepening to 5.89m")

With a bay window and one central heating radiator.

### DINING KITCHEN

12'2" x 11'7" (3.71m" x 3.53m")

With a range of fitted base and wall units incorporating worksurfaces with an inset stainless steel sink and tiled splasbacks, plumbing for an automatic washer and doorway leading out into a rear porch.

### SIDE PORCH

With a UPVC entrance door, tiled flooring and doorway to:

### SEPARATE WC

With low level wc, wash hand basin, half height tilling, tiled flooring and one central heating radiator.

### FIRST FLOOR

### LANDING

### BEDROOM 1 (REAR)

15' x 10' (4.57m x 3.05m)

With a view stretching towards Hornsea Mere and one central heating radiator.

### BEDROOM 2 (REAR)

8'8" x' 11'8" (2.64m" x' 3.56m")

Also with a view stretching towards Hornsea Mere and one central heating radiator.

### BEDROOM 3

11'3" x 6'8" (3.43m" x 2.03m")

With one central heating radiator.

### BATHROOM

6'2" x 5'5" (1.88m" x 1.65m")

With a white suite comprising of a panelled bath with mixer taps and plumbed shower over with screen above, pedestal wash hand basin, and central heating radiator.

### SEPERATE W.C

With a low level w.c, wash hand basin with tiled splash back and one central heating radiator.

### OUTSIDE

The house incorporates a lawned fore garden with a part walled frontage and driveway which leads to a single sectional garage with up and over main door. A mainly lawned garden adjoins the immediate rear of the property which incorporates a fenced and hedged surround. Beyond this is further extra large garden which runs down to meet open grass land on the edge of Hornsea Mere, the garden also includes a natural pond and a number of fruit trees.

### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitor) and immediate vacant possession is available.

### COUNCIL TAX BAND

This property is in Council Tax band - B



Total area: approx. 83.4 sq. metres (897.4 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.