



55 Market Place, Hornsea HU18 1AP
Offers in the region of £189,950

- Delightful Town Centre Property
- Beautifully Presented
- Breakfast Kitchen
- En-Suite To Master Bedroom
- Modern Bathroom
- Rear Garden with Westerly Aspect
- Courtyard Parking
- Garage
- Holiday Let Opportunity if Required
- Energy Rating - TBC

A delightful town centre property with gardens to the rear enjoying a westerly aspect, courtyard parking and garage.

Beautifully presented throughout, the property is offered for sale with no chain, however is currently used as a very successful holiday let, offering a great opportunity to continue this if it were of interest to any purchaser.

LOCATION

This cottage style town house is in a most convenient central location fronting on to Market Place, just a short walk from the 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 Freepart, an 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 fired central heating via hot water radiators, UPVC double glazing (except to one double glazed Velux roof light which has a hardwood frame) and is arranged on two floors as follows:

CANOPY PORCH

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.

SITTING ROOM

12'10" x 12'7" (3.91m" x 3.84m")

With an oriel bay window, composite front entrance door, staircase leading to first floor, gas fire set on a hearth with surround and two central heating radiators.

BREAKFAST KITCHEN

12'10" x 7'9" (3.91m" x 2.36m")

With base and wall units with contrasting worksurfaces, inset sink, tiled splashbacks, built in oven and split level hob with cooker hood over, plumbing for a dishwasher and washing machine, wall mounted central heating boiler, one central heating radiator and UPVC rear entrance door.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1

10'5" x 12'8" (3.18m" x 3.86m")

With fitted wardrobes along one wall which also incorporates two mirrored fronts, and one central heating radiator.

EN SUITE SHOWER ROOM

With wash hand basin, large independent walk in shower, full height tiling and ceramic tiled flooring. There is also a concealed macerator system which would allow for a w.c to be installed if required.

BEDROOM 2

9'6" x 8'8" (2.90m" x 2.64m")

With one central heating radiator.

BEDROOM 3

6'4" widening to 9' x 8'4" (1.93m" widening to 2.74m x 2.54m")

With one central heating radiator.

BATHROOM/W.C

6' x 5'6" (1.83m x 1.68m)

With a modern suite comprising of a panelled bath with mixer taps and hand shower over with shower screen above, vanity unit housing the wash hand basin and a concealed cistern/w.c, full height tiling to the walls, ceramic tiled flooring, ladder radiator and a double glazed Velux roof light.

OUTSIDE

The property fronts onto a small walled foregarden with steps leading to the front door.

The rear garden enjoys a lovely westerly aspect with a raised artificial lawned terrace and easy to maintain gardens beyond with a hand gate leading to the parking court and garage. A taracadam driveway leads through the terrace to a communal parking court in front of a block of five garages. The garage belonging to this property measures 7'11" x 17' and has an up and over door, power and light laid on and has a reserved parking space immediately in front.

COUNCIL TAX

This property is currently assessed for business rates however we believe that its rating will be Band B for normal domestic purposes.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024