











2 Market Place, Hornsea,
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The Property Specialists

## 28 Clifford Street, Hornsea HU18 1HZ Offers in the region of £285,000







Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Beautiful Spacious Home
- Two Reception Rooms
- Large Breakfast Kitchen
- Utility Room
- Two Shower Rooms
- 5 Double Bedrooms
- Lovely Gardens
- Parking Drive
- Must be Viewed
- Energy Rating D

### **LOCATION**

This property fronts onto Clifford Street, a residential cul-de-sac which leads off Cliff Road on the nothern side of the town. The property is just a short walk from the seafront and is well placed for access to 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 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 fired central heating via hot water radiators served by a Hive thermostat, UPVC double glazed sash style windows (to all but two double glazed Velux roof lights), stripped wooden internal doors and is arranged on three floors as follows:

### **ENTRANCE PORCH**

4'3" x 12' (1.30m" x 3.66m)

With UPVC double glazed windows, UPVC entrance door and inner door to:

### **ENTRANCE HALL**

16' x 6'1" (4.88m x 1.85m")

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With spindled staircase leading off incorporating cupboard under, laminate flooring, ceiling cornice, one central heating radiator and inner hall leading off, providing direct access to the kitchen.

### LOUNGE

16' x 11'10" deepening to 14'6" in the box bay (4.88m x 3.61m" deepening to 4.42m" in the box ba)

With a gas living flame effect fire set in a cast iron fireplace which incorporates an ornate tiled inset, black tiled hearth and timber surround, ceiling cornice and centre rose, picture rail, four wall lights and two central heating radiators.

### **DINING ROOM / SITTING ROOM**

12'6" x 12' (3.81m" x 3.66m)

With delft rack to the walls, serving hatch to the kitchen, laminate flooring and one central heating radiator.

### **BREAKFAST KITCHEN**

10' x 16' (3.05m x 4.88m)

With a range of base and wall units which incorporate granite worksurfaces with a Belfast style sink and granite drainer, tiled splashbacks, range cooker, ceramic tile flooring, downlighting, one central heating radiator and walk shelved PANTRY.

### **REAR PORCH**

With composite door leading out into the rear garden.

### UTILITY ROOM

10' x 6'4" (3.05m x 1.93m")

With a fitted base and wall units and matching cupboard housing the central heating boiler, tiled splashbacks, plumbing for an automatic washer, space for a tumble dryer and one central heating radiator.

### SHOWER ROOM/WC

4'11" x 9'10" (1.50m x 3.00m)

With a large walk in shower cubicle with hand shower and rain shower above, vanity unity housing the wash hand basin, low level w.c, mermaid boarding to the walls, ceramic tiled flooring, ladder style radiator and a double glazed Velux roof light.

### **LANDING**

With spindled balustrade to the stairwell, access hatch to the rear of roof space and one central heating radiator.

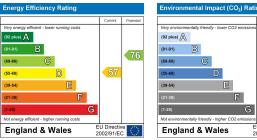
### **BEDROOM 1**

16' x 12' deepening to 14'9" in the box bay (4.88m x 3.66m deepening to 4.50m" in the box bay)

With a pedestal wash hand basin, ceiling cornice, two wall lights and one central heating radiator.

# 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.

# Energy Efficiency Graph Energy Efficiency Rating Environmen



### BEDROOM 2

12'6" x 12' (3.81m" x 3.66m)

With a built in wardrobe cupboard, pedestal wash hand basin and one central heating radiator.

### **BEDROOM 3**

10' x 8'9" deepening to 11'6" in the box bay (3.05m x 2.67m" deepening to 3.51m" in the box ba)

With a built in cupboard, one housing a hot water tank, one central heating radiator and interconnecting door to:

### **DRESSING ROOM**

10' x 9'4" (3.05m x 2.84m")

With one central heating radiator.

### **SHOWER ROOM/W.C**

With a walk in shower incorporating an electric instant shower, pedestal wash hand basin, full height tiling to the walls, ceramic tiled flooring and a ladder radiator.

### SEPERATE WC

With a combined w.c, and sink, full height tiling to the walls and ceramic tiled flooring.

### SECOND FLOOR

### **LANDING**

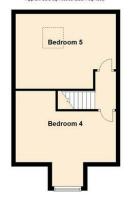
With access hatch to the roof space and doorways to:

### Floorplan (for identification purposes only)

Ground Floor



# Bedroom 2 Bedroom 1



Second Floor

Total area: approx. 189.9 sq. metres (2043.8 sq. feet

**BEDROOM 4** 

14'9" x 8'1" deepening to 11'8" in the dormer w (4.50m" x 2.46m" deepening to 3.56m" in the dorm)

With downlighting and one central heating radiator.

### BEDROOM 5

14'9" x 12' (4.50m" x 3.66m)

With part sloping ceiling, double glazed Velux roof light, down lighting and one central heating radiator.

### OUTSIDE

The house incorporates a forecourt garden with a walled frontage. and there is a wide parking drive alongside the house and hand gate leads through to the rear garden.

To the rear is a pleasant enclosed rear garden with a lawns, large paved patio and a raised terrace along with borders, outside tap and external power point. There is an aluminium framed shed and further garden store.

### **TENURE**

The tenure of this property is understood to be freehold (confirmation will be provided by the vendors solicitors) and vacant possession will be given on completion.

### **COUNCIL TAX**

The property is in band C for council tax.