



**28 Rawson Way, Hornsea HU18 1DH**  
**Offers in the region of £147,950**



- Modern Property
- Dining Kitchen
- West Facing Rear Garden
- No Chain
- Spacious Accommodation
- Two Double Bedrooms
- Courtyard Parking
- Energy Rating - C

A modern two bed roomed property which would make an ideal first time buy or investment. The accommodation includes a spacious dining kitchen, cloaks/w.c, lounge, two double bedrooms and modern bathroom/w.c. To the rear is a west facing garden and courtyard parking. NO CHAIN

#### LOCATION

This property is located within a small and pleasantly varied residential cul de sac, number 28 enjoys a view over the amenity area to the front providing a pleasant open outlook. Rawson Way leads off Marlborough Avenue from Rolston Road on the southern side of Hornsea.

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 via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

With UPVC front entrance door, stairs to first floor and central heating radiator.

#### LOUNGE

10'9" x 12'5" (3.28m" x 3.78m")

With a gas fire set in a conglomerate hearth and inset with cream surround, under stairs cupboard and one central heating radiator.

#### DINING KITCHEN

9'9" x 11'3" (2.97m" x 3.43m")

With fitted base and wall units, worksurfaces with an inset stainless steel sink, tiled splashbacks, integrated dishwasher, built in double oven and split level gas hob with cooker hood over. Space for a fridge freezer, plumbing for an automatic washer, downlighting and one central heating radiator.

#### REAR HALL

With UPVC rear entrance door, one central heating radiator and doorway to:

#### CLOAKS/W.C.

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

#### FIRST FLOOR

#### LANDING

With access hatch to the roof space and doorways to:

#### BEDROOM 1

13'9" (max) x 12'6" (4.19m" (max) x 3.81m")

With a built in cupboard housing the central heating boiler and one central heating radiator.

#### BEDROOM 2

11'6" x 8'4" (3.51m" x 2.54m")

With one central heating radiator.

#### BATHROOM/W.C

5' 1" x 7'10" (1.52m 0.30m' x 2.39m")

With a panelled bath incorporating mixer taps and hand shower over, pedestal wash hand basin, low level w.c, part tiled walls and a ladder radiator.

#### OUTSIDE

The property fronts onto a small foregarden and to the rear is a paved patio with lawn beyond with a westerly aspect, garden shed and a hand gate leads to a communal parking area where there is allocated parking. There is also an outside cold water tap and external lighting.

#### COUNCIL TAX

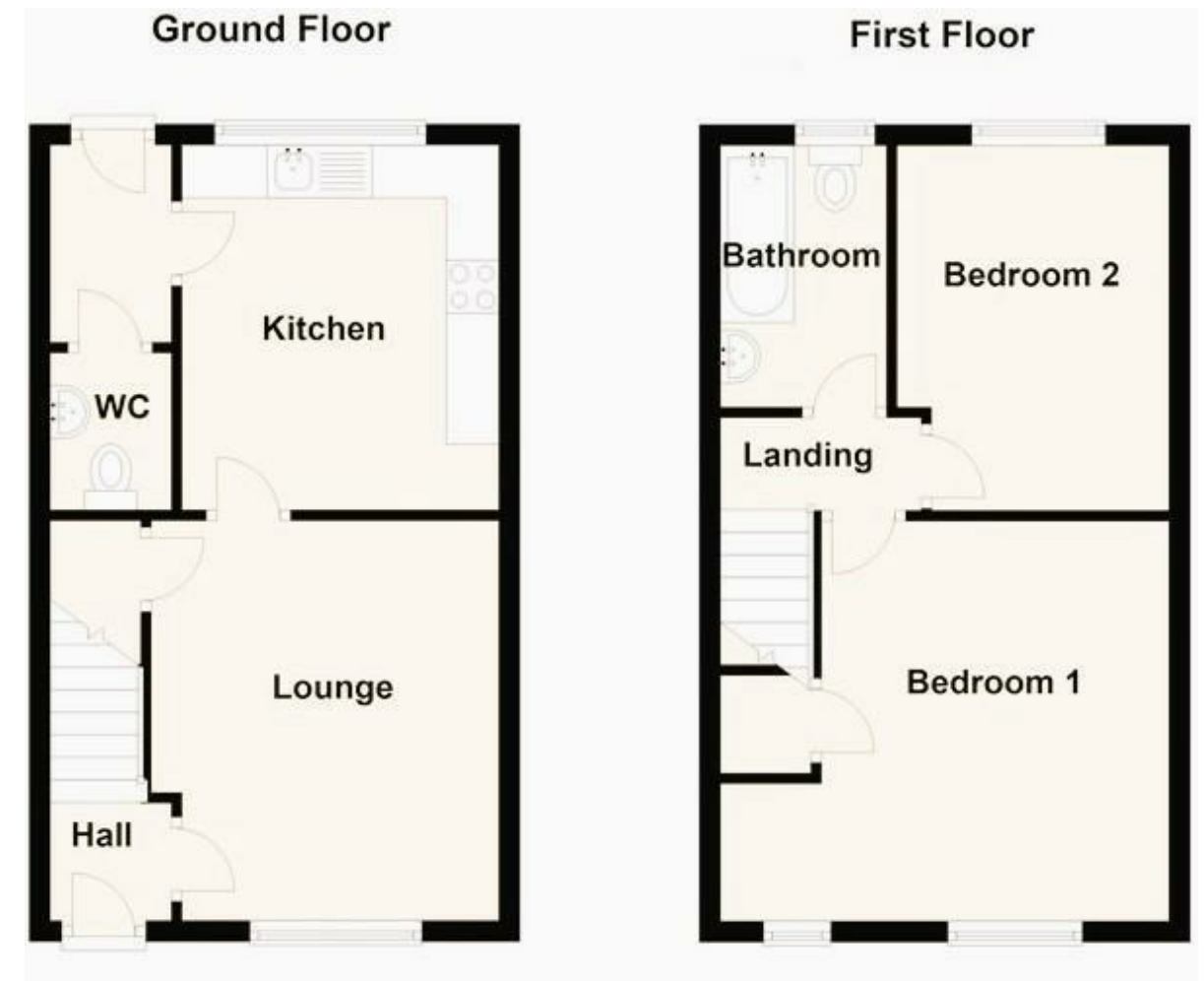
This property is in Council Tax band B.

#### TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitor.

#### AGENTS NOTE

In accordance with the 1979 Estate Agents Act, we confirm that the vendor of this property is related to a member of staff of Quick & Clarke.



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.