



**Netherley Cottage, 3A Northumberland Avenue,
Offers in the region of £425,000**

- A Beautifully Converted Coach House
- Choice Residential Location
- Southerly Outlook Over Courtyard and Garden
- Spacious Four Bedroomed Accom
- Hall, Cloaks / w.c. and Two Reception Rooms
- Spacious Dining Kitchen with French Doors
- Master Bedroom with En-suite and Balcony
- High Quality Fitted Furniture
- Delightful Setting
- Energy Rating - 'C'

A very impressive, converted former Coach House offering spacious accommodation with two reception rooms, well equipped dining kitchen, mater bedroom with en-suite and balcony, set within a delightful courtyard setting with gardens, extensive parking and a southerly aspect.

VIEWING IS ESSENTIAL TO APPRECIATE THIS OUTSTANDING PROPERTY!

LOCATION

This property stands in a generous plot and enjoys a choice residential location in Northumberland Avenue, which leads off Atwick Road on the northern side of the town.

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 well appointed accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING and is arranged on two floors as follows:

ENTRANCE HALL

8'3 x 11'2 (2.51m x 3.40m)

With a feature front entrance door and picture window to one side, a lovely oak framed and part glazed dog leg

staircase leading off with cupboard under, engineered oak flooring, downlighting and one central heating radiator.

CLOAKS / W.C.

10'8 x 3'3 (3.25m x 0.99m)

With a white suite comprising a vanity unit with wash hand basin, a low level w.c., downlighting and one central heating radiator.

LOUNGE

26'2 x 11'4 (7.98m x 3.45m)

With two windows overlooking the courtyard, two central heating radiators and a full height timber batten feature wall which provides concealed storage behind.

DINING ROOM

11'3 x 15'4 (3.43m x 4.67m)

With a window overlooking the courtyard, ceramic flooring and one central heating radiator.

DINING KITCHEN

15'3 x 18'1 overall (4.65m x 5.51m overall)

With an extensive range fitted base and wall units which incorporate contrasting worksurfaces with an inset 1 1/2 bowl ceramic sink and tiled splashbacks, a Belling range cooker with cooker hood over, plumbing for an automatic washer, integrated dishwasher, four deep drawer style fridge/freezers, a large island unit and breakfast bar, a feature brick chimney breast, ceramic tile flooring, additional full height cupboards to the dining area with double French doors and windows overlooking the courtyard, downlighting, two plinth heaters and a central heating radiator.

FIRST FLOOR

PART GALLERIED LANDING

With a vaulted ceiling, windows overlooking the courtyard, full height built in storage cupboards, downlighting and three central heating radiators.

MASTER BEDROOM 1

11'3" x 18'0" overall (3.43m x 5.49m overall)

With double french doors opening out onto a BALCONY that overlooks the courtyard, a vaulted ceiling, doorway leading through to the en-suite, downlight and one central heating radiator.

EN-SUITE SHOWER ROOM

7'4 x 5'9 (2.24m x 1.75m)

With a three piece white suite comprising a shower cubicle with a Drench shower and a hand shower, vanity

unit with wash hand basin, low level w.c., ceramic tiling, full height tiling to the walls, downlighting and a ladder style hot towel rail.

BEDROOM 2

12'9 x 11'4 (3.89m x 3.45m)

With a window overlooking the courtyard, fitted wardrobes and one central heating radiator.

BEDROOM 3

12'7 x 8'2 (3.84m x 2.49m)

With a window overlooking the courtyard and one central heating radiator.

BEDROOM 4

12'10 x 9'4 overall (3.91m x 2.84m overall)

With a window overlooking the allotment gardens, storage cupboard and one central heating radiator.

BATHROOM/W.C

8'2 x 5'8 (2.49m x 1.73m)

With a three piece white suite comprising a panelled bath with a fixed Drench shower, hand shower and shower screen above, fitted vanity unit with wash hand basin, low level w.c., laminate flooring, full height tiling to the walls, downlighting and a ladder style hot towel rail.

OUTSIDE

The house is approached from the road over a gravelled driveway which is shared with Pelham House. A gated, private entrance drive provides lots of parking space and leads through a further gate to an additional gravelled parking area if required. A large block paved courtyard adjoins the Coach House and is flanked on one side by a rockery garden and a lawned garden on the other side with a gravelled SUN TERRACE. There is outside lighting to illuminate the courtyard, a substantial brick OUTBUILDING which provides useful storage space with a mezzanine and an adjoining covered storage area. For those with green fingers there is a bridge leading to the allotments which adjoin the rear of the property, one of which is currently tended by the owners of Netherley.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors).

COUNCIL TAX

The property has been placed in Band C for the purpose of council tax.



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.