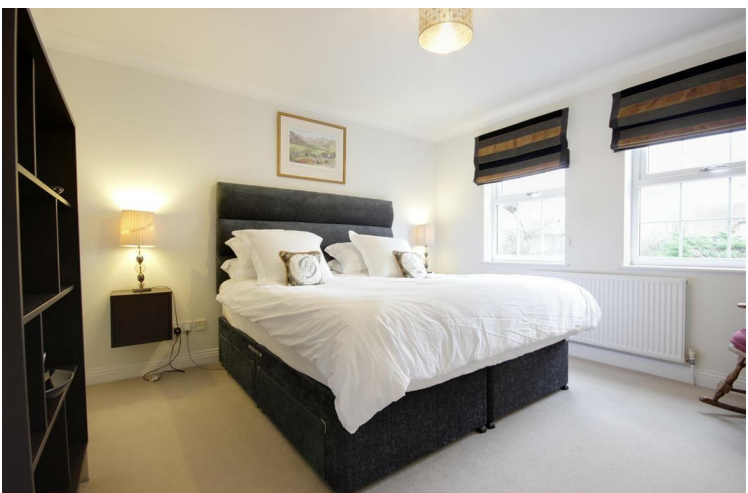






The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



17 Northumberland Avenue, Hornsea HU18 1EQ
Offers in the region of £499,950

- Absolutely Superb Home
 - Extended to Rear
 - High Quality Throughout
 - Two Loft Spaces
 - Southerly Aspect to Rear

- Extensive Accommodation
 - Master with En-Suite
 - Two Studies
 - Driveway & Double Garage
 - Energy Rating - D

A most handsome residence in one of Hornsea's most sought after locations this property offers simply stunning accommodation throughout and simply must be viewed to appreciate the space and quality this home has to offer.

LOCATION
This individual detached house benefits from a southerly aspect at the rear and is positioned in a delightful cul de sac and was built by the award winning local builder, Kemp Developments Ltd. Northumberland Avenue 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 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 central heating via hot water radiators, except to the dining room which has underfloor heating, solid Oak Parquet flooring to the majority of the ground floor, double glazing, a burglar alarm and is arranged on three floors as follows:

RECEPTION HALL
9'2"x 9' (2.79m"x 2.74m)
With a dog leg staircase leading off incorporating a cupboard under, one central heating radiator.

CLOAKS.WC
With vanity unit housing the wash hand basin, w.c and a ladder radiator.

THROUGH LOUNGE
12'1" x 21'3" (3.68m" x 6.48m")
With an open fire set in a cast iron inset, tiled hearth and timber surround, (there is also gas available to the fireplace if required and this is currently capped off). There are French doors to the rear garden, dado rail, downlighting and three central heating radiators.

STUDY
12' 1" narrowing to 7'9" x 9' (3.66m 0.30m' narrowing to 2.36m" x 2.74m)
With one central heating radiator.

DAY ROOM
10'7" x 11'10" (3.23m" x 3.61m")
With double French doors to the garden, fitted shelves to one wall, central heating radiator and open arch to:

KITCHEN
10'8" x 12'4" (3.25m" x 3.76m")
Beautifully appointed with an excellent range of base and wall units with quartz worksurfaces, an inset 1 1/2 bowl sink, integrated dishwasher, tiled splashbacks, electric Aga (a gas point is also available) with extractor over, open plan to the dining room and personal door to the rear hall.

DINNING ROOM
9'9" x 13'9" (2.97m" x 4.19m")
With a vaulted ceiling incorporating two double glazed Velux roof lights, underfloor heating, two sets of French doors leading to the gardens, incorporating full height picture windows to either side.

REAR HALL
5'9" x 4'7" (1.75m" x 1.40m")
With double French doors to the garden, laminate flooring, personal door to the garage and doorway to:

UTILITY ROOM
5'9" x 11'3" (1.75m" x 3.43m")
With fitted base, wall and full height cupboards, worksurfaces, inset sink, space for a fridge freezer, laminate flooring, downlighting and one central heating radiator.

FIRST FLOOR
GALLERIED LANDING
9'6" x 12'3" (2.90m" x 3.73m")
With staircase leading to the second floor, built in cylinder/airing cupboard, and one central heating radiator.

MASTER BEDROOM
12'1" x 12'3" (3.68m" x 3.73m")
With one central heating radiator and doorway to:

ENSUITE SHOWER ROOM
5'11" x 8'7" (1.80m" x 2.62m")
With an independent shower cubicle, vanity unit housing the wash hand basin, concealed cistern/w.c, tiled flooring, part tiled walls, downlighting and ladder radiator.

BEDROOM 2
11'9" x 8'10" (3.58m" x 2.69m")
With one central heating radiator.

BEDROOM 3
12'1" x 8'8" (3.68m" x 2.64m")
With 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.

BEDROOM 4
14'10" x 8'11" (4.52m" x 2.72m")
With a sloping ceiling incorporating two Velux roof lights, downlighting, one central heating radiator and a doorway leads to a useful BOX ROOM 8' x 12'4".

STUDY
5'7" x 8'8" (1.70m" x 2.64m")
With a fitted desk unit.

FAMILY BATHROOM/W.C.
9'5" x 8'2" (2.87m" x 2.49m")
Beautifully appointed with a modern four piece suite comprising of a freestanding twin ended bath, large independent shower cubicle with mermaid panelling, pedestal wash hand basin, low level w.c, LVT flooring and a ladder radiator.

SECOND FLOOR
LANDING
1'3" x 11' (0.38m" x 3.35m)
With access panel to under eaves, double glazed Velux roof light and doorways to:

LOFT ROOM 1
12'2" x 13' (3.71m" x 3.96m)
With a built in cabin bed, built in shelves and storage, double glazed Velux roof light and one central heating radiator.

LOFT ROOM 2
11'2" x 13' (3.40m" x 3.96m)
With double glazed Velux roof light and one central heating radiator.

OUTSIDE
The property incorporates delightful mature gardens with fore garden and a gravelled driveway leads to a DOUBLE GARAGE 16'7" x 16'7" with electric main door, personal door to the rear hall, power and light laid on and wall mounted central heating boiler.

The rear garden enjoys a great deal of privacy with a southerly aspect, mature planting, hedging and shrubs and lawns. There are terrace areas to either side of the dining room providing secluded alfresco dining and lounging areas. There is also external lighting and outside cold water tap.

COUNCIL TAX
This property is in council tax band F.



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.
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