



QUICK&CLARKE

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Janside Southgate, Hornsea HU18 1RF
Offers in the region of £379,950

- Beautiful Views to The Mere
- Spacious Home
- Through Lounge & Dining
- Modern Kitchen
- Sun Room & Study
- Super Location
- Excellent Parking
- Westerly Rear Aspect
- Simply Must be Viewed
- Energy Rating - D

A delightful detached home enjoying an excellent location with a lovely open westerly aspect to the rear with views of Hornsea Mere. The house has the benefit of three reception rooms and is set in a generous plot with ample parking and large garage with workshop.

LOCATION
This property enjoys a particularly convenient location fronting on to Southgate and benefiting from a very attractive open westerly outlook towards Hornsea Mere at the rear.

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, UPVC double glazing and is arranged on two floors as follows:

FRONT PORCH
With UPVC outer door & inner door leading to:

ENTRANCE HALL
6'6" c 12'5" (1.98m" c 3.78m")
With stairs leading off incorporating understairs

cupboard, laminate flooring and one central heating radiator.

THROUGH LOUNGE & DINING ROOM
12' x 21'6" (3.66m x 6.55m")
With ceiling cove, dual fuel stove set in a marble effect inset and timber surround, laminate flooring, lovely views over the garden and beyond with sliding patio door leading out and two central heating radiator.

STUDY/SNUG
9'9" x 11'6" (2.97m" x 3.51m")
With ceiling cove, laminate flooring, alcove and one central heating radiator.

KITCHEN
16'9" x 9'4" (5.11m" x 2.84m")
With a comprehensive range of fitted units incorporating base and wall units, ceramic one and half bowl sink, Rangemaster cooker with stainless steel splash back, gas hob and extractor fan, integrated dishwasher, space for fridge/freezer, floor mounted gas boiler, plumbing for automatic washing machine and lovely views to the rear garden and open views beyond.

SUN ROOM
16'2"" x 6'9"" deepening to 12'0" 2'0" (4.93m" x 2.06m" deepening to 3.66m 0.61m')
With UPVC twin French doors to the rear garden, additional UPVC door, lovely views to the garden and beyond and leading to:

UTILITY ROOM
6'5" x 5'8" (1.96m" x 1.73m")
With space for tumble dryer and automatic washing machine.

CLOAKS/W.C
With low level w.c,

FIRST FLOOR
LANDING
With access hatch and folding loft ladder leading to a boarded loft space, ceiling cove and doorways to:

BEDROOM 1
13'6" x 12" (4.11m" x 3.66m')
With fitted wardrobes one housing the hot water

tank, additional built in cupboard, ceiling cove and one central heating radiator.

BEDROOM 2
12' x 12' (3.66m x 3.66m)
With fitted wardrobes, ceiling and one central heating radiator.

BEDROOM 3
8'7" widening to 12'9" (2.62m" widening to 3.89m")
With fitted wardrobes, ceiling and one central heating radiator. This room enjoys lovely elevated views to The Mere.

BEDROOM 4
7' widening to 9'10" x 9' (2.13m widening to 3.00m" x 2.74m)
With fitted wardrobes, ceiling and one central heating radiator. This room enjoys lovely elevated views to The Mere.

BATHROOM/W.C
With a modern white suite comprising a fitted vanity unit with wash hand basin, concealed cistern with low level wc, panelled bath with shower over, part

tiling to the walls, ceiling cove and ladder style hot towel rail.

OUTSIDE
This property sits in a large plot with an impressive road frontage incorporating a good sized foregarden, with a lawn, extensive paved pathways and borders set behind a dwarf wall. An extra wide parking drive provides parking for several vehicles and leads to a substantial garage with workshop at the rear which enjoys power and light laid on with an automatic up and over main door.

To the rear of the property there is a good sized rear garden with a westerly aspect and backing onto an open paddock and The Mere beyond. The garden has lawns, borders a large paved terrace, greenhouse and enjoys a great deal of privacy and beautiful sunset views towards Hornsea Mere.

COUNCIL TAX
This property is in council tax band D



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.