



QUICK&CLARKE

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Tudor Mead, 11 Eastgate, Hornsea HU18 1DN
Offers in the region of £275,000

- Delightful Town Centre • Attractive Tudor Style Home
- Spacious Accommodation
- Two Reception Rooms
- Breakfast Kitchen
- No Chain
- Lovely Traditional Features
- Study
- Parking & Large Garage
- Energy Rating - E

One of Hornsea's most distinctive properties!

A delightful mock Tudor style detached home offering spacious accommodation with two reception rooms, study, and a breakfast kitchen. The property retains lots of attractive, traditional features and includes parking, a generous garage and is located just a stones throw from Hall Garth Park and perfectly placed for access to the towns excellent amenities.

LOCATION

This property enjoys a convenient location on Eastgate, benefitting from an open outlook to the front over Hall Garth Park. The towns amenities including shops, schools, the doctor's surgery , Hornsea Mere and the beach are readily accessible to the property.

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, replacement windows with double glazing, and is arranged on two floors as follows:

OPEN PORCH

With Yorkstone steps, granite pillars and entrance door opening into:

ENTRANCE HALL

5'6" x 4' (1.68m" x 1.22m)
With stairs leading off, ceiling cove and centre rose, and four panel mahogany door leading off either side into the main reception rooms.

SITTING ROOM

12' widening to 15'4" x in the side bay x 12' (3.66m widening to 4.67m" x in the side bay x 3.66)
With Victorian style basket grate fireplace incorporating marble surround, display recess, ceiling cove and centre rose, and open archway with two steps leading down to the study.

STUDY

12'4" x 6'3" (3.76m" x 1.91m")
With dado rail, one central heating radiator and doorway leading to the kitchen.

BREAKFAST KITCHEN

13'8" x 11' (4.17m" x 3.35m)
With fitted base and drawer units, worksurface and inset ceramic 1 1/2 bowl sink, Range style cooker, tiled flooring, wall mounted Idea central heating boiler, deep understairs cloaks recess with cupboard leading off, hardwood rear entrance door and one central heating radiator.

DINING ROOM

12' x 12' (3.66m x 3.66m)
With Victorian style cast iron fireplace incorporating a tiled inset, marble hearth and mahogany surround, display recess, dado rail, ceiling cove and centre rose, and one central heating radiator.

FIRST FLOOR

SMALL HALF LANDING

Providing access to the bathroom and stairs leading off either side providing access to the bedrooms.

BEDROOM 1

12'5" x 12'9" (3.78m" x 3.89m")
With ornamental cast iron basket grate fireplace, dormer window to the front, additional gable window, built in wardrobe cupboard over the stairs, dado rail, and one central heating radiator.

BEDROOM 2

12'5" x 12'9" (3.78m" x 3.89m")
With an ornamental cast iron basket grate fireplace, dormer window to the front and additional gable window to the side, built in wardrobe cupboard over the stairs, dado rail and one central heating radiator.

BATHROOM/W.C

9'10" x 11' overall (3.00m" x 3.35m overall)
With a white suite comprising a bath with panelled surround, corner shower cubicle with an electric instant shower unit, pedestal wash hand basin, low level wc,, dado rail, electric hot towel rail and one central heating radiator.

OUTSIDE

The property stands well back from the road behind a wide grassed verge and incorporates foregardens with borders and a brick walled frontage with wrought iron hand gate. Matching double wrought iron entrance gates open out onto a tarmacadam driveway and leads to a substantial detached brick and tile garage with power and light laid on.

There is a secluded patio garden positioned between the garage and cottage with York Stone paving, a small raised ornamental pond and water feature, external lighting, outside cold water taps and a brick built fuel bunker. There is also a useful brick outbuilding adjoining the side of the kitchen and this comprises:

UTILITY ROOM

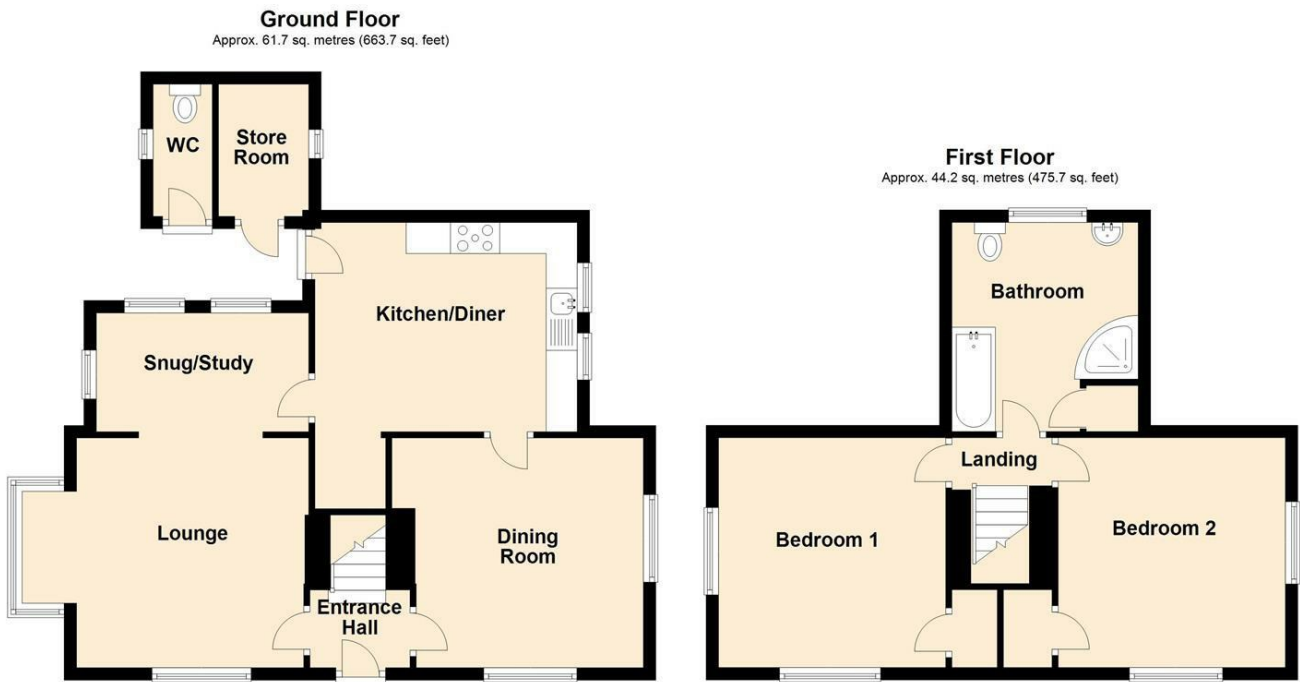
6'11' x 4'10" (2.11m' x 1.47m")
With plumbing for automatic washer and space for tumble dryer and fridge freezer.

SEPERATE WC

With a low level wc.

COUNCIL TAX

This property is in council tax band E.



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.

Total area: approx. 105.9 sq. metres (1139.4 sq. feet)