





The Property Specialists

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2 The Villas, Great Hatfield HU11 4UT
Offers in the region of £250,000

- Superb Extended Property
- 23ft Combined Day Room & Kitchen
- Good Sized Gardens
- Adjoining Fields to the Rear
- Off Street Parking
- Versatile Accommodation
- Master Bedroom with Vaulted Ceiling & Juliette Balcony
- Lounge & Snug/Sitting Room
- Energy Rating - D

An absolutely stunning property featuring a 23ft kitchen and day room to the rear this property offers more space than a passing glance would suggest. The versatile accommodation offers over 1600 sq ft of accommodation including a lounge, snug/sitting room, ground floor shower room/w.c., a master bedroom with vaulted ceiling and Juliette balcony with views over the rear garden and fields beyond, three further bedrooms and a bathroom/w.c. There is plenty of parking to the front of the property and a generous garden to the rear including a paved patio, a decked terrace and a summer house.

LOCATION
This property forms part of The Villas which fronts onto Main Street in the centre of this pleasant village.

Great Hatfield is a small rural village which lies some 13 miles to the north east of the city of Hull, about 12 miles to the east of the market town of Beverley and within 4 miles of the East Yorkshire coastal town of Hornsea. An ideal choice for those seeking a quiet yet convenient country village location.

ACCOMMODATION
The accommodation has LPG GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZED WINDOWS to all but the velux roof lights which are double glazed in hardwood frames. There are SOLAR PANELS included in the sale which are currently owned by the property on a feed in tariff, the solar panels provide electricity to the property and generate income on the best tariff available at the time of installation.

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.

ENTRANCE HALL
4'4 x 4'2 (1.32m x 1.27m)
With UPVC front entrance door, ceramic flooring and stairs leading off.

SNUG / SITTING ROOM
11'7 x 9'10 (3.53m x 3.00m)
With ceiling cove, ceramic flooring, two wall light points and one central heating radiator.

LOUNGE
11'10 x 17'1 (3.61m x 5.21m)
With a wood burning stove set in a brick feature fire with hearth and inset, ceiling cove, one central heating radiator and open square arch too.

COMBINED KITCHEN & DAY ROOM
23'7 x 16'1 (7.19m x 4.90m)
A superb room with a comprehensive range of fitted base and wall units incorporating contrasting worksurfaces with an inset stainless steel 1 1/2 bowl sink unit, a Range style cooker, plumbing for an automatic washer, dishwasher and dryer, large breakfast bar, two double glazed Velux roof lights, downlighting to the ceiling, four wall light points, ceramic flooring, two feature central heating radiators and double French doors leading onto the rear garden.

INNER HALL
With a built in pantry and store cupboard, downlighting to the ceiling and ceramic tiled floor covering.

SHOWER ROOM / W.C.
5'7 x 6'9 (1.70m x 2.06m)
With an independent tiled shower cubicle with rain shower and hand shower over, vanity unit housing the wash hand basin and concealed cistern/w.c., built in vanity unit with mirrored fronts, cupboard housing the ideal Logic central heating boiler, full height tiling to the walls, downlighting to the ceiling and a ladder style chrome towel radiator.

FIRST FLOOR
LANDING
With a built in storage cupboard, access hatch to the roof space and doorways to:

BEDROOM 1
10'7 x 16'1 (3.23m x 4.90m)
with a vaulted ceiling and Velux roof light, four wall light points, Juliette balcony with double french doors and one central heating radiator.

BEDROOM 2
11'10 x 10'1 (3.61m x 3.07m)
with a walk in wardrobe and one central heating radiator.

BEDROOM 3
11'8 x 12'2 narrowing to 9'1 (3.56m x 3.71m narrowing to 2.77m)
With ceiling cove and one central heating radiator.

BEDROOM 4
8'6 x 7'7" (2.59m x 2.31m)
With one central heating radiator.

BATHROOM / W.C.
8'6 x 4'7" (2.59m x 1.40m)
With a modern suite incorporating a panelled bath, vanity unit with wash hand basin, low level w.c., full height tiling to the walls, woodgrain effect laminate

floor covering, downlighting to the ceiling and a ladder style towel radiator.

OUTSIDE
The property fronts onto a good sized gravelled PARKING DRIVE providing plenty of off street parking with double opening iron gates, the driveway has a walled and fenced surround with raised well stocked borders to the front and outside security lighting.

A large paved patio adjoins the immediate rear of the property with a pergola and a generous lawned garden beyond with a gravelled pathway leading a timber built summer house. The rear garden forms a particularly attractive feature of the property incorporating a number of mature shrubs and trees and adjoins fields to the rear.

COUNCIL TAX
The property has been placed in Band C for Council Tax purposes.

