





The Property Specialists

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8 Belgrave Drive, Hornsea HU18 1LU
Offers in the region of £164,950

- No Chain
- Close to the Seafront
- Conservatory
- Modern Bathroom/W.C.
- Summer House & Parking Bay
- Super Residential Location
- Two Reception Rooms
- Double Bedrooms
- Enclosed Rear Garden
- Energy Rating - D

A lovely traditional style home which enjoys a super location, tucked away yet close to the sea front and local amenities. Offered for sale with no chain involved the property has two reception rooms and a conservatory, two double bedrooms and a well secluded enclosed garden to the rear.

LOCATION

This property fronts onto Belgrave Drive which together with Hall Road and Shaftesbury Avenue form a residential quadrangle leading off Cliff Road just past its junction with Eastgate. The seafront is close by and the property is also well placed for access for the main town centre, Hall Garth Park and most amenities.

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

ENTRANCE HALL

3' x 3'7" (0.91m x 1.09m)
With a UPVC front entrance door, stairs leading off and 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.

SITTING ROOM

11'4" x 13'3" overall (3.45m x 4.04m overall)
With a circular bay window to the front, a feature fire surround, walk in understairs store cupboard, ceiling cove and one central heating radiator.

LIVING/DINING ROOM

14'10" x 11'3" (4.52m x 3.43m)
With a gas living flame fire set in a surround, built in cupboard to the side of the chimney breast, ceiling cove and one central heating radiator.

KITCHEN

8'3" x 12'5" (2.51m x 3.78m)
With fitted base units incorporating a worksurface with an inset single drainer stainless steel sink unit, tiled splashbacks, a wall mounted display unit, ceramic tiled flooring, ceiling cove and a wall mounted electric heater.

CONSERVATORY

8'7" x 13' overall (2.62m x 3.96m overall)
With a brick base, UPVC double glazed windows and single door leading out into the rear garden, a polycarbonate covered roof and Karndean flooring.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

11'5" x 11'2" overall (3.48m x 3.40m overall)
With a useful walk in wardrobe cupboard, ceiling cove and one central heating radiator.

BEDROOM 2 (REAR)

7'11" x 11'5" (2.41m x 3.48m)
With a built in cupboard housing the gas combi boiler and a storage cupboard beneath, and one central heating radiator.

BATHROOM/W.C

6'6" x 7'8" (1.98m x 2.34m)
With a white suite comprising a shower bath complete with hand shower, a fixed drench shower and shower screen above, fitted vanity unit with rectangular wash hand basin and cupboards beneath, matching wall cupboard with downlights and mirror, a close coupled w.c., full height tiling to the walls,

downlighting to the ceiling, shaver point and one central heating radiator.

OUTSIDE

The house incorporates a walled forecourt garden which has a mainly block paved surface and double entrance gates which open out onto a matching PARKING BAY.

To the rear is a good sized enclosed garden with a central lawn, paved patio, ornamental borders, along with a raised decked terrace and SUMMER HOUSE.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX

The property is in band 'B' for council tax purposes.



Total area: approx. 80.4 sq. metres (865.9 sq. feet)