





The Property Specialists

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Cobble Cottage, 12 Eastgate, Hornsea HU18 1DP
Offers in the region of £195,000

- No Chain
 - Super Location
 - Two Reception Rooms
 - Off Street Parking
- Delightful Cottage
 - Beautiful Accommodation
 - South Facing Garden to Rear
 - Energy Rating - D

A delightful cottage which simply must be viewed. Set in a super location close to the town centre and Hall Garth Park and featuring two reception rooms and a lovely cottage garden to the rear along with parking. No Chain

LOCATION

This property fronts onto Eastgate which leads from Market Place, well located for access to the Park and main town centre.

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 over two floors as follows:

LOUNGE

11'7" x 13'4" (3.53m x 4.06m)
With Upvc front entrance door, beamed ceiling, gas fire set on marble hearth and inset with painted surround, two wall light points and one central heating radiator.

DINING ROOM

13'4" x 9'2" (4.06m x 2.79m)
With beamed ceiling, two wall light points and one central heating radiator.

KITCHEN

13' x 7'5" (3.96m x 2.26m)
With a good range of fitted base and wall units incorporating worksurfaces with an inset ceramic sink, built in double oven and split level gas hob with extractor above, plumbing for automatic washing machine and space for a slimline dishwasher and fridge freezer, tiled splashbacks, ceramic tiled flooring, central heating radiator and Upvc door to the rear garden.

INNER HALL

With stairs leading off incorporating cupboards under, one central heating radiator and doorway to;

BEDROOM 3 / BOX ROOM

6' x 5'6" (1.83m x 1.68m)
With one central heating radiator.

FIRST FLOOR

LANDING

With electric towel radiator and doorways to:

BEDROOM 1

12'3" x 8'9" (3.73m x 2.67m)
With fitted wardrobes and drawers and one central heating radiator.

BEDROOM 2

6'8" x 5'10" (2.03m x 1.78m)
With built in storage over the stairs and one central heating radiator.

SHOWER ROOM/W.C.

5' x 4'8" (1.52m x 1.42m)
With a modern suite comprising of an independent shower cubicle, pedestal wash hand basin, low level w.c, ceramic tiled flooring and full height tiling to the walls, and a ladder towel radiator.

OUTSIDE

The property enjoys a delightful well secluded patio garden to the rear which benefits from a southerly aspect and incorporated raised borders with a fenced

surround and a handgate leads to the parking bay.

There is a vehicular access along a driveway serving two other properties which leads to a PARKING BAY for Cobble Cottage and there is also a timber built garden shed.

COUNCIL TAX

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



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.

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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