





The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: [hornsea@qandc.net](mailto:hornsea@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**36 Ashcourt Drive, Hornsea HU18 1HE**  
**Offers in the region of £289,950**



- Favoured Residential Location

19ft Conservatory

En-suite to Ground Floor Bedroom

In Need of Some TLC

NO CHAIN

Extended Detached Home

Five Bedrooms

Flexible Living Space Bedroom

Parking Drive & Garage

Energy Rating - D

Enjoying a favoured residential location this extended home whilst in need of some TLC offers spacious accommodation with a flexible layout and plenty of scope for improvement. NO CHAIN.

The accommodation features a large conservatory, kitchen, lounge, dining room, bedroom 5 with en-suite shower room and stairs lead to four bedrooms and a bathroom/ w.c. Gardens to the front and rear along with a single garage and driveway.

LOCATION

This property fronts onto Ashcourt Drive within a favoured residential area which is well placed for access to most of the town's amenities. Ashcourt Drive leads off Eastgate between the secondary school and the doctor's surgery.

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 from a modern Combi boiler, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

6'10" x 9'4" overall (2.08m x 2.84m overall)  
With composite front entrance door and matching side

panel, stairs leading off and one central heating radiator.

LOUNGE

15'2" x 10'5" (4.62m x 3.18m)  
With an open square archway leading to the dining room, downlighting to the ceiling, wall light points and one central heating radiator.

DINING ROOM

9'3" x 10'3" (2.82m x 3.12m)  
With double French doors leading to the conservatory, doorway to the kitchen, wall light point and one central heating radiator.

CONSERVATORY

19' x 11'3" (5.79m x 3.43m)  
(Measured to glass). With a brick base, double French doors leading out onto the rear garden and a recently recovered roof and one central heating radiator. There is also a door leading to the ground floor bedroom.

KITCHEN

8'6" x 10'9" (2.59m x 3.28m)  
With a good range of fitted base and wall units incorporating matching work surfaces with an inset stainless steel sink, tiled splashbacks, built in oven and ceramic hob with cooker hood over, plumbing for an automatic dishwasher, walk in pantry cupboard, ceramic tile flooring and a feature radiator.

INNER HALL

With personal door leading to the garage where there is a useful utility area and plumbing for an automatic washer.

BEDROOM 5 (or SEPERATE DINING ROOM)

12' x 9' (3.66m x 2.74m)  
With ceiling cove, built in storage cupboard, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

2'7" x 9'8" (0.79m x 2.95m)  
With a shower cubicle, vanity unit housing the wash hand basin, low level W.C. mermaid boarding to the walls and a towel radiator (currently not in working order).

FIRST FLOOR

LANDING AREAS

With two built in storage cupboards, access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

11'2" x 11'4" (3.40m x 3.45m)  
With tounge and groove wooden flooring, built in wardrobe with top storage cupboard and one central heating radiator.

BEDROOM 2

8'3" x 16'2" (2.51m x 4.93m)  
With windows to both the front and rear and one central heating radiator.

BEDROOM 3 (REAR)

11'2" x 8'6" (3.40m x 2.59m)  
With a built in wardrobe with top storage cupboard and one central heating radiator.

BEDROOM 4 (FRONT)

10'10" x 6'11" (3.30m x 2.11m)  
With a built in cupboard which houses a modern Worcester Bosch gas Combi boiler and there is one central heating radiator.

BATHROOM / W.C.

With a modern three piece white suite comprising of a panelled bath with a shower over and mermaid boarding, vanity unit housing the wash hand basin and concealed cistern / W.C., and a hot towel radiator.

OUTSIDE

The property incorporates a mainly lawned foregarden with a walled frontage, border and a double width parking drive leads to the integral garage (8'3" x 16'6") with a utility area and plumbing for an automatic washer, up and over roller main door, power and light laid on.

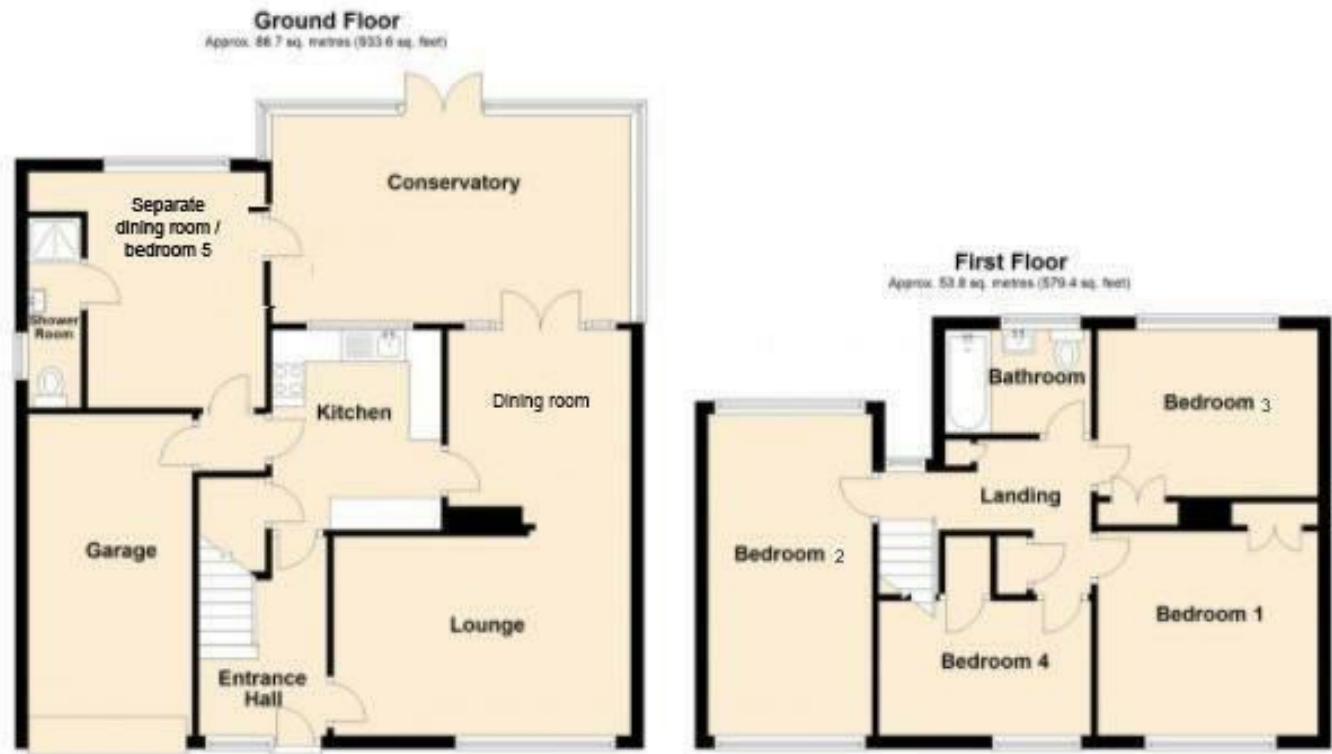
To the rear is a mature garden which has a lawn, well stocked borders, an ornamental pond and a large raised south facing decked sun terrace.

COUNCIL TAX

The property is in Band C for council tax purposes.

TENURE

The property is understood to be Freehold, confirmation will be provided by the vendors solicitor's.



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.