



**QUICK&CLARKE**  
The Property Specialists

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**3 Mascotte Gardens, Hornsea HU18 1RS**  
**Offers in the region of £79,950**



- No Chain
  - Lounge with Dining Area
  - Garden
  - Great Location

- Ground Floor Flat
  - Modern Bathroom
  - Parking
  - Energy Rating - TBC

A one bedroomed ground floor garden flat which enjoys a convenient central location within a small courtyard development. Offered for sale with NO CHAIN involved this property would make an ideal first time purchase, investment or simply an easy to maintain home in the town centre.

LOCATION

This flat forms part of a particularly convenient courtyard development this is location between Wilton Road and Football Green within an old established residential area just a short walk from the town centre. A footpath leads direct from the development to the town centre shops to Football Green and The Mere beyond, and via Tranmere Park, to the 'Pennine Way' which provides easy access down to the seafront.

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 electric heating via modern infrared room heaters, UPVC double glazing and comprises:

ENTRANCE PORCH

With Upvc outer door and inner door to:

LOUNGE

14'11" x 9'7" deepening to 15'5" (4.55m x 2.92m deepening to 4.70m)  
With a dining area, built in cylinder cupboard and an infrared room heater.

KITCHEN

5'6" x 9'9" (1.68m x 2.97m)  
With a range of fitted base and wall units which incorporate light woodgrain effect fronts and contrasting work surfaces with an inset single drainer stainless steel sink, built in electric oven and hob with a stainless steel canopy hood over, plumbing for an automatic washer and Upvc rear entrance door.

INNER LOBBY

Leading to:

BEDROOM

9' x 9'10" (2.74m x 3.00m)  
With an infrared room heater.

BATHROOM/W.C

6'10" x 5'6" (2.08m x 1.68m)  
Comprising of a modern suite with a panelled bath with mixer taps and hand shower over, pedestal wash hand basin and low level W.C., tiled splashbacks and laminate flooring

OUTSIDE

There is a parking space in the courtyard which is allocated to this flat and a private rear garden with a number of shrubs and patio area, with a hand gate leading out onto the footpath that provides easy access into the town centre.

TENURE

The apartment is held on a 999 year ground lease with 964 years remaining from 1990 at a fixed nominal ground rent of £10 per annum. Vacant possession will be given upon completion, date to be agreed. The management charge for 2025 is £60 per calendar month.

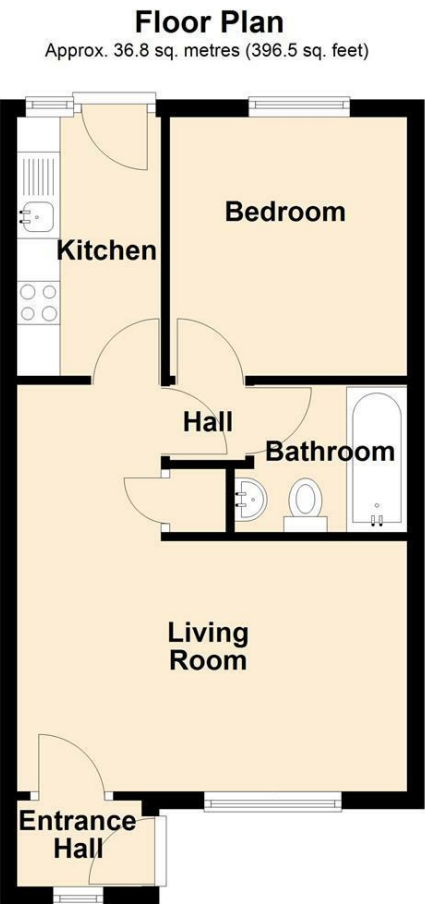
EXTRAS

A host of extras are available by negotiation including furnishings and white goods.

COUNCIL TAX

The property is in band A 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.



Total area: approx. 36.8 sq. metres (396.5 sq. feet)