



QUICK&CLARKE

The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



39 Southgate, Hornsea HU18 1RF
Offers in the region of £249,950

- Unique Semi-Detached Cottage
- 35ft Lounge & Dining Room
- Three Bedrooms
- Attractive Garden
- Spacious Accommodation
- Mix of Modern and Traditional Accommodation
- Views Stretching Towards The Mere
- Energy Rating: E

A delightful, spacious cottage enjoying a lovely location close to the town centre and Mere.

With origins believed to date back to the 17th century and with accommodation extending to some 1500 square feet, the cottage features a 35ft lounge with open beamed ceiling and feature fireplaces at either end, modern kitchen, utility room, cloaks/W.C. and stairs lead to a modern shower room and three good sized bedrooms. An attractive garden adjoins the rear of the property and enjoys a great deal of privacy with a Westerly aspect and outlook stretching towards Hornsea Mere.

LOCATION

This property enjoys a convenient location on Southgate, a short walk from the main town centre, Tesco supermarket and Hornsea Mere.

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 to the windows (to all but two small circular windows), Oak internal doors and is arranged on two floors as follows:

ENTRANCE LOBBY

With front entrance door, one central heating radiator and inner door leading to:

LOUNGE AND DINING ROOM

35'9" x 15'4" (10.90m x 4.67m)
With a cobble stone fireplace at one end incorporating an electric stove and a brick ingle nook fireplace at the other end of the room with multi-fuel stove set on a stone hearth. There is timber flooring, a feature 'Oak' spindled dog leg staircase leading to the first floor, beamed ceiling and two central heating radiators.

KITCHEN

9'5" widening to 17'9" x 12'4" (2.87m widening to 5.41m x 3.76m)
With fitted base and wall units incorporating Quartz work surfaces with an inset 1 1/2 bowl sink unit, a wall mounted central heating boiler, tiled splashbacks, built in double oven and split level five ring gas hob with cooker hood over, LVT flooring and a doorway to:

REAR ENTRANCE HALL

With entrance door leading to the rear garden, LVT flooring and one central heating radiator.

UTILITY ROOM

5'9" x 6' (1.75m x 1.83m)
With plumbing for an automatic washing machine, space for an extra large fridge and freezer and one central heating radiator.

CLOAKS/W.C.

3' x 6' (0.91m x 1.83m)
With a vanity unit housing the wash hand basin and low level W.C.

FIRST FLOOR

LANDING

With 'Oak' spindled balustrade, access hatch leading to the roof space and doorways to:

BEDROOM 1 (FRONT)

14'6" x 13'10" deepening to 16'11" in the dormer w (4.42m x 4.22m deepening to 5.16m in the dormer win)
With two built in storage cupboards and one central heating radiator.

BEDROOM 2 (REAR)

16'1" narrowing to 9'6" x 13' (4.90m narrowing to 2.90m x 3.96m)
With dual aspect windows, views stretching towards the Mere and one central heating radiator.

BEDROOM 3 (FRONT)

12'3" x 13'8" overall plus a dormer window to the (3.73m x 4.17m overall plus a dormer window to the)
With built in storage cupboards and one central heating radiator.

SHOWER ROOM/W.C.

7'11" x 8'10" max (2.41m x 2.69m max)
With a vanity housing incorporating storage cupboards and housing the wash hand basin, concealed cistern/W.C., LVT flooring, an independent walk in shower cubicle, downlighting to the ceiling and one central heating radiator.

OUTSIDE

To the rear is an attractive enclosed and well secluded garden which benefits from a Westerly aspect and views stretching towards the Mere, mature borders and shrubs surround a large paved patio garden with a mainly fenced and brick walled surround. There is a pedestrian access to the rear of the property and this also provides access to the rear of number 38 Southgate.

COUNCIL TAX BAND: D

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.

