





The Property Specialists

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40 Burton Road, Hornsea HU18 1QY
Offers in the region of £275,000

- Spacious Accommodation
- Sun Room
- Modern Bathroom
- Close to the Sea Front
- Two Reception Rooms
- Four Double Bedrooms
- Great Town Centre Location
- West Facing garden to Rear
- Energy Rating - TBC

A traditional style town house which enjoys a particularly convenient location close to the town centre and sea front, offering spacious accommodation with two reception rooms, sun room, four double bedrooms and a west facing garden to the rear.

LOCATION

This property fronts onto Burton Road which leads off Grosvenor Road from New Road within an established residential area which lies between the town centre and seafront and as a consequence most local amenities are within easy reach.

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, with the second floor dormers recently upgraded to Upvc with Upvc facias, gutters and downpipes and is briefly arranged on three floors as follows:

ENTRANCE PORCH

With tiled flooring.

ENTRANCE HALL

3'5" x 14'1" (1.04m x 4.29m)

With a UPVC front entrance door, stairs leading to the first floor, LVT flooring, ceiling cove, dado rail and one central heating radiator.

LOUNGE

13'2x 13' deepening to 16'3" in the bay window (4.01mx 3.96m deepening to 4.95m in the bay window) With a wood burning stove incorporating a tiled hearth and ornate inset with Victorian feature surround, picture rail, ceiling cornice, LVT flooring, one central heating radiator and open square arch to:

DINING ROOM

11'8" x 13' (3.56m x 3.96m)

With a built in cupboards and drawers to one side of the chimney breast, picture rail, LVT flooring, one central heating radiator and double French doors leading to:

SUN ROOM

6'7" x 8'7" (2.01m x 2.62m)

Upvc construction with a glass roof and French door to the rear garden.

KITCHEN

9'1" x 13'3" (2.77m x 4.04m)

With a base and freestanding units, worksurfaces with an inset sink, built in oven and split level gas hob with cooker hood over, tiled splashbacks, ceramic tiled floor covering, understairs storage area, UPVC doorway leading to the rear garden and doorway to:

UTILITY ROOM

6'3" x 5'10" (1.91m x 1.78m)

With worksurface, plumbing for automatic washing machine, space for a tumble dryer, tiled splashbacks and a WALK IN PANTRY leading off,

FIRST FLOOR

LANDING AREAS

With dado rail and one central heating radiator.

MASTER BEDROOM 1 (FRONT)

17'1" x 12'11" (5.21m x 3.94m)

With a bay window to the front, a n ornamental basket grate fireplace with a painted surround and

ornate tiled hearth and inset, built in wardrobe, picture rail, ceiling cornice and one central heating radiator.

BEDROOM 2 (REAR)

10'10" x 12'11" (3.30m x 3.94m)

With a picture rail and one central heating radiator.

BATHROOM

9'2" x 9'6" (2.79m x 2.90m)

With a modern suite comprising of a slipper bath with mixer taps and hand shower over, large walk in shower cubicle with hand shower and rain shower over, mermaid boarding to the walls, vanity unit housing the wash hand basin, ladder towel radiator and a built in cupboard housing the Combi boiler.

SEPARATE W.C.

With a concealed cistern w.c.

SECOND FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 3 (FRONT)

17'1" x 13' (5.21m x 3.96m)

With dormer window and one central heating radiator.

BEDROOM 4 (REAR)

10'10" x 12'11" (3.30m x 3.94m)

With a dormer window with pleasant views over the school playing fields beyond and one central heating radiator.

OUTSIDE

The property fronts onto a foregarden with borders and incorporates a railing surround and handgate.

To the rear is a concreted patio with a raised sundeck and a lawned garden beyond which enjoys a pleasant Westerly aspect with mature borders, brick built coal store, and a handgate provides access onto Wittys Passage, a public footpath providing a useful shortcut into the town.

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.

