



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



Homeleigh Main Street, Withernwick HU11 4TA
Offers in the region of £225,000

- Deceptive Cottage
- Beautiful Large Garden
- Stunning Kitchen
- Spacious Bathroom
- Superb Accommodation
- 2 Reception Rooms
- Three Bedrooms
- Energy Rating - D

A stunning, deceptive cottage with a super rear garden.

This cottage simply must be viewed.

LOCATION

This deceptive end cottage property fronts onto Main Street in this pleasant Holderness village. The cottage stands at the front of a particularly large plot which enjoys a good deal of privacy and seclusion at the rear.

Withernwick is a small Holderness Village which is located about 4.5 miles by road to the south of Hornsea (5.5 miles from town centre to village centre) and about 13 miles to the north east of the city of Hull. The village has a parish population of around 440 (1991 census) with a public house and a limited country bus service. More comprehensive facilities are readily available in the nearby seaside town of Hornsea.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

4'9" x 11'11" (1.45m x 3.63m)

With a composite front entrance door, staircase leading off, cladding to the lower walls and one central heating radiator.

DINING ROOM

11'9" x 13'5" overall (3.58m x 4.09m overall) Including a square bay window to the front, currently used as a second sitting room. With downlighting to the ceiling, fitted shutters to the window, laminate flooring and electric room heater.

REAR LOUNGE & DINING ROOM

11'4" deepening to 17'3" x 22'11" overall (3.45m deepening to 5.26m x 6.99m overall) Which incorporated a lantern ceiling to the seating area and double French doors to the garden with fitted blinds, a cast iron multi fuel stove set in a brick recess with exposed brick chimney breast and incorporating a timber mantle over, walk in cupboard housing the central heating boiler, two wall light points, laminate flooring and two central heating radiators.

KITCHEN

9'1" x 19'11" overall (2.77m x 6.07m overall) With an extensive range of fitted base and wall units incorporating solid timber worksurfaces with an inset ceramic sink, Smeg range style cooker with cooker hood over, ceramic tiled flooring, feature exposed brick walls, plumbing for automatic washer, downlighting to the ceiling, split stable door to the garden and column radiator.

FIRST FLOOR

LANDING

With an access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

12'1" x 15'3" overall (3.68m x 4.65m overall) With laminate flooring and one central heating radiator.

BEDROOM 2 (FRONT)

10'4" x 12'6" (3.15m x 3.81m) With laminate flooring one central heating radiator.

BEDROOM 3 (REAR)

13'9" x 8'5" (4.19m x 2.57m) With laminate flooring and one central heating radiator.

BATHROOM ROOM/W.C.

12'2" x 8'5" overall (3.71m x 2.57m overall) With a super four piece suite including a ball and claw twin ended bath with mixer taps and hand shower over, large independent shower cubicle with hand shower and rain shower above, vanity unit housing the wash hand basin, mid flush w.c, LVT flooring, built in cylinder cupboard and a column radiator.

OUTSIDE

An arched hand gate provides access along the side of the house to the delightful rear garden.

The rear garden is of generous proportions with a paved patio adjoining the rear of the property with a raised lawned garden beyond with mature borders and a number of trees. A paved pathway leads to a summerhouse and large pergola perfect for alfresco dining and beyond this is a large GAMES ROOM with power and light laid on. There is also an outside cold water tap and external lighting.

A hot tub and sauna are available by negotiation.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

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.