





The Property Specialists

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99 Ashcourt Drive, Hornsea HU18 1HF
Offers in the region of £279,950

- A Three Storey Detached House
- Four Bedrooms (2 Ensuite)
- Lounge & Large Dining Kitchen
- Cloaks/W.C. and First Floor Bathroom
- Spacious Accommodation
- Pleasant Enclosed Rear Garden
- Parking Drive & Garage
- Energy Rating - C

A spacious three storey, four bedroomed detached home featuring a large dining kitchen, two en-suite bedrooms with fitted wardrobes and set in a pleasant garden plot with parking drive and garage.

LOCATION

This property fronts onto Ashcourt Drive, which leads off Eastgate where the Secondary School and Doctors Surgery are located.

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 well proportioned accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING and is arranged on three floors as follows:

CANOPY PORCH

With front entrance door opening into:

ENTRANCE HALL

6'7" x 16'11" overall (2.01m x 5.16m overall)
With a spindled staircase leading off and incorporating a cupboard under which houses plumbing for an automatic washing machine, additional walk in cloaks cupboard, ceramic tiled flooring and one central heating radiator.

CLOAKS/W.C.

With a white low level w.c. and pedestal wash hand

basin with tiled splashback, and one central heating radiator.

LOUNGE

10'9" x 18'2" overall (3.28m x 5.56m overall)
With a feature wall mounted electric living flame effect fire, ceiling cove and two central heating radiators.

DINING KITCHEN

17'9" x 12'10" overall (5.41m x 3.91m overall)
With a good range of matching base and wall units which incorporate worksurfaces, an inset 1 1/2 bowl stainless steel sink, built in double oven and split level ceramic hob with cooker hood over, integrated freezer and dishwasher, tiled splashbacks, downlighting, ceramic tiled flooring, double French doors leading out into the rear garden and one central heating radiator.

FIRST FLOOR

LANDING

With spindled balustrade to the stairwell, built in cylinder cupboard and doorways to:

BEDROOM 2 (FRONT)

10'10" x 14' overall (3.30m x 4.27m overall)
With seven door fitted wardrobes, doorway leading through to the ensuite and one central heating radiator.

ENSUITE SHOWER ROOM

10'9" x 4'11" overall (3.28m x 1.50m overall)
With a three piece white suite comprising a shower cubicle, pedestal wash hand basin and low level w.c., half height tiling to the walls and one central heating radiator.

BEDROOM 3 (REAR)

10'11" x 11'4" (3.33m x 3.45m)
With four door fitted wardrobes incorporating top storage cupboards and matching drawer units, and one central heating radiator.

BEDROOM 4 (FRONT)

6'7" x 7'7" (2.01m x 2.31m)
With one central heating radiator. This room is currently used as a study.

BATHROOM

6'7" x 7'10" overall (2.01m x 2.39m overall)
With a three piece white suite comprising a panelled bath with mixer taps and a hand shower, pedestal wash hand basin and low level w.c., half height tiling to the walls, downlighting and one central heating radiator.

SECOND FLOOR

LANDING

With a velux roof light and one central heating radiator.

MASTER BEDROOM 1

14'3" x 15' overall but excluding a dormer recess (4.34m x 4.57m overall but excluding a dormer reces)
With four door fitted wardrobes, doorway leading through to the ensuite and one central heating radiator.

ENSUITE SHOWER ROOM

7'9" x 4'4" (2.36m x 1.32m)
With a three piece white suite comprising a shower cubicle, pedestal wash hand basin and low level w.c., half height tiling to the walls, downlighting, velux roof light and one central heating radiator.

OUTSIDE

The house incorporates an ornamental foregarden and a block paved PARKING DRIVE (with room for up to two cars) provides access to a semi detached brick and tile built GARAGE 16'10" x 9' with a roller door to the front, power and light laid on. To the rear is an attractive garden with a decked terrace and covered pergola adjoining the immediate rear and mature well planted garden beyond, there is a garden shed, outside light and an external cold water tap.

COUNCIL TAX BAND

The council tax band for this property is band D.

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.

EXTRAS

All fitted floor coverings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.



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.