





The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: [hornsea@gandc.net](mailto:hornsea@gandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**6 Bank Terrace, Hornsea HU18 1SG**  
**Offers in the region of £259,950**

- Versatile Accommodation
  - Lots of Original Features
  - Up To Six Bedrooms

- Exceptionally Large Family House
  - Dining Kitchen
  - Double Width Parking Bay to Rear

- Garden to rear Adjoining the Trans Pennine Way
  - Energy Rating - D

- Must Be Viewed
  - Council Tax Band - A

A particularly spacious, traditional style property which offers versatile six bedroomed accommodation arranged over four floors and retaining lots of original character.

This property simply must be viewed to appreciate the space and value on offer.

A beautifully presented and substantial former Railway Cottage offering particularly versatile family accommodation over four floors with up to six bedrooms, but could easily be arranged to accommodate older family members or a dependent relative. The property is presented to the highest order and is a credit to the current owners, retaining a host of original features yet providing everything that the modern family could want. The accommodation is further complemented by the provision of private off-street car parking and rear garden space.

ACCOMMODATION

The accommodation has gas central heating via hot water radiators, UPVC double glazed windows and is briefly arranged on four floors as follows:

LOCATION

This property fronts onto Bank Terrace which backs onto the Trans Pennine Way and leads between Rolston Road and Burton Lane.

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.

PORCH

With a front entrance door, traditional style radiator, exposed timber floor and inner doorway to:

HALL

With Karndean flooring, a spindled staircase leading off, ceiling cornice and a traditional style radiator.

LIVING ROOM

14'11" x 13'9" (4.55m x 4.19m)  
With an open fire set in a marble surround with a cast iron inset and tiled hearth, detailed ceiling cornice, ceiling rose, PVCu sealed unit double glazed sash window and a traditional style radiator.

DINING KITCHEN

12'11" x 14' (3.94m x 4.27m)  
With an extensive range of fitted base and wall units incorporating solid Oak fronts and contrasting work surfaces with Belfast sink and a Rangemaster cooker set in a tiled recess with extractor over, integrated dishwasher and fridge freezer, tile effect laminate floor covering, high skirting boards, PVCu sealed unit double glazed window and one central heating radiator.

REAR LOBBY

With one central heating radiator and rear entrance door.

UTILITY PORCH

With plumbing for an automatic washer under a work surface and PVCu sealed unit double glazed window.

BASEMENT LEVEL

HALLWAY

With a built in storage cupboard, one central heating radiator and doorways to:

BEDROOM 5/SITTING ROOM

10'11" x 13'6" (3.33m x 4.11m )  
(currently used as an office) PVCu sealed unit double glazed window, one central heating radiator and steps leading up to a REAR PORCH with a wall mounted central heating boiler and external door to the courtyard garden.

BEDROOM 6/SNUG

14'6" x 13'1" (4.42m x 3.99m)  
(currently used as a snug) Timber effect laminate floor, ceiling coving, PVCu sealed unit double glazed window and one central heating radiator.

CLOAKS/W.C.

5'3" x 3'3" (1.60m x 0.99m)  
With a low level W.C., pedestal wash hand basin, tile effect floor covering, part tiling to the walls, downlighting to the ceiling and PVCu sealed unit double glazed window.

FIRST FLOOR

With split level landing areas having painted timber floorboards with one central heating radiator, further staircase leading to the second floor and doorways to:

SEPARATE W.C.

5'5" x 3'5" (1.65m x 1.04m)  
With a low level W.C., corner wash hand basin, tile effect floor covering and PVCu sealed unit double glazed window.

BEDROOM 1 (REAR)

12'11" x 14'1" (3.94m x 4.29m)  
Ornamental cast iron fire surround, painted timber floorboards, ceiling cornice, PVCu sealed unit double glazed window and one central heating radiator.

BEDROOM 2 (FRONT)

10'10" x 13'8" (3.30m x 4.17m)  
Ornamental cast iron fireplace surround, painted floorboards, ceiling coving, PVCu sealed unit double glazed sash window and one central heating radiator.

BATHROOM/W.C.

8'2" x 9'8" (2.49m x 2.95m)  
With a ball and claw roll top twin ended bath with mixer taps and hand shower over, independent shower cubicle with monsoon shower head, a vanity unit housing the wash hand basin, high flush W.C., ceramic tile floor covering, part tiling to the walls and towel radiator.

SECOND FLOOR

LANDING

Painted timber floorboards, PVCu sealed unit double glazed window and doorways to:

BEDROOM 3 (FRONT)

14'6" x 11'4" (4.42m x 3.45m)  
(currently used as a hobbies room) With fitted wardrobes along one wall, PVCu sealed unit double glazed window and one central heating radiator.

BEDROOM 4 (REAR)

11'3" x 8'8" (3.43m x 2.64m)  
Painted timber floorboards, PVCu sealed unit double glazed dormer window and one central heating radiator.

OUTSIDE

The property fronts onto an enclosed foregarden with an artificial lawn, borders and an outside cold water tap.

An enclosed block paved courtyard adjoins the immediate rear of the property and there is vehicular access beyond serving Bank Terrace and providing access to a double width block paved parking area with an enclosed garden beyond which includes a number of mature shrubs, trees and two garden sheds.



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