



QUICK&CLARKE

The Property Specialists

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135 Ashcourt Drive, Hornsea HU18 1HR
Offers in the region of £265,000

- Immaculate Detached Home
- Well Presented Accommodation
- Open Plan Lounge & Kitchen Diner
- Four Bedrooms
- Master Plan with En-Suite
- Garden to the Rear
- Integral Garage and Parking
- Energy Rating: B

An immaculate four bedroomed detached home presented to the highest standard providing spacious, open planning living downstairs with four bedrooms to the first floor, with a master bedroom with en-suite. Simply must be viewed to appreciate all that is on offer.

LOCATION

This property fronts onto Ashcourt Drive which leads from Eastgate.

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 Village, 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 and is arranged on two floors as follows:

ENTRANCE HALL

With stairs leading off, laminate flooring, one central heating radiator and doorway to:

LOUNGE

11'10" x 16'3" (3.61m x 4.95m)
With cladding to one wall, an open square arch

leading to the kitchen diner, laminate flooring and one central heating radiator. The room allows for plenty of natural light, creating a calming ambience.

KITCHEN DINER

18'6" x 10'3" (5.64m x 3.12m)
With a range of fitted base and wall units incorporating work surfaces with an inset 1 1/2 bowl sink unit with tiled splashbacks, gas hob with cooker hood over, integrated fridge, freezer and dishwasher, laminate flooring and one central heating radiator. There is also a walk in pantry.

UTILITY ROOM

6'11" x 5'2" (2.11m x 1.57m)
With fitted base and wall units incorporating work surfaces, door leading to the outside area and laminate flooring.

CLOAKS/W.C.

With a pedestal wash hand basin and low level W.C.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1 (FRONT)

14'5" x 13'5" (4.39m x 4.09m)
With a built in cupboard, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

With a three suite suite comprising of a walk in shower, pedestal wash hand basin, low level W.C. and one central heating radiator.

BEDROOM 2 (FRONT)

9'4" x 12'3" (2.84m x 3.73m)
With one central heating radiator.

BEDROOM 3 (REAR)

9'3" x 9'7" (2.82m x 2.92m)
With laminate flooring and one central heating radiator.

BEDROOM 4 (REAR)

7'2" x 9'7" (2.18m x 2.92m)
With one central heating radiator.

BATHROOM/W.C.

6'10" x 6'3" (2.08m x 1.91m)
With a three piece white suite comprising of a panelled bath with shower over and screen above, pedestal wash hand basin, low level W.C., part tiling to the walls and laminate flooring.

OUTSIDE

The property fronts onto a tarmacadam driveway and a gravelled foregarden to the side which provides parking for two cars. There is also a built in garage (15'11" x 9'3") with an up and over main door, power and light laid on.

To the rear is an attractive garden with a central artificial lawn and easy to maintain paved patio areas. Beyond this is also a raised decked terrace.

PLANNING CONSENT

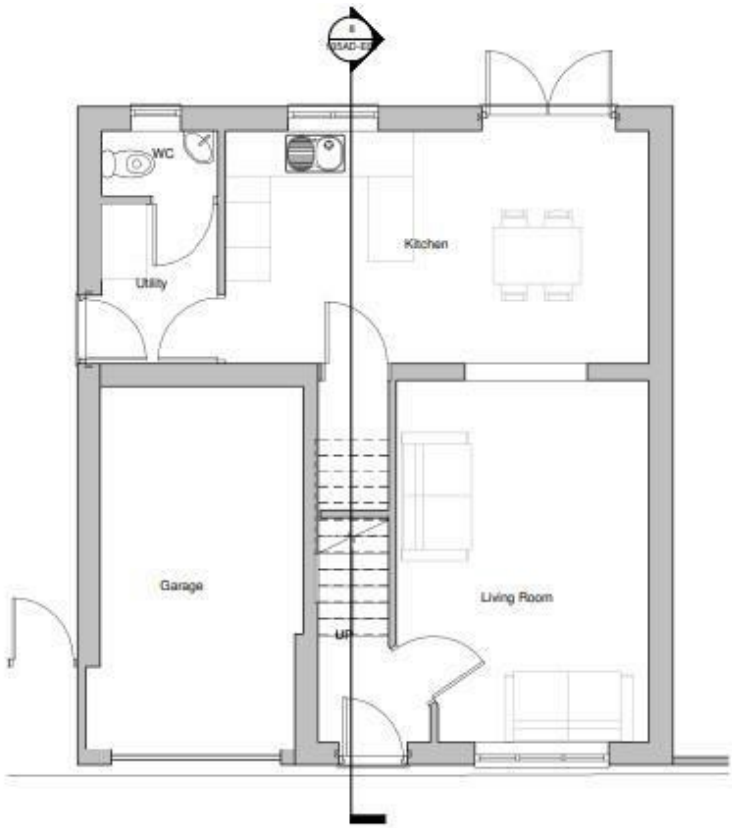
On 13th June 2025, planning was approved for conversion of existing integral garage into additional living accommodation. A copy of those plans are included in these sales details.

TENURE

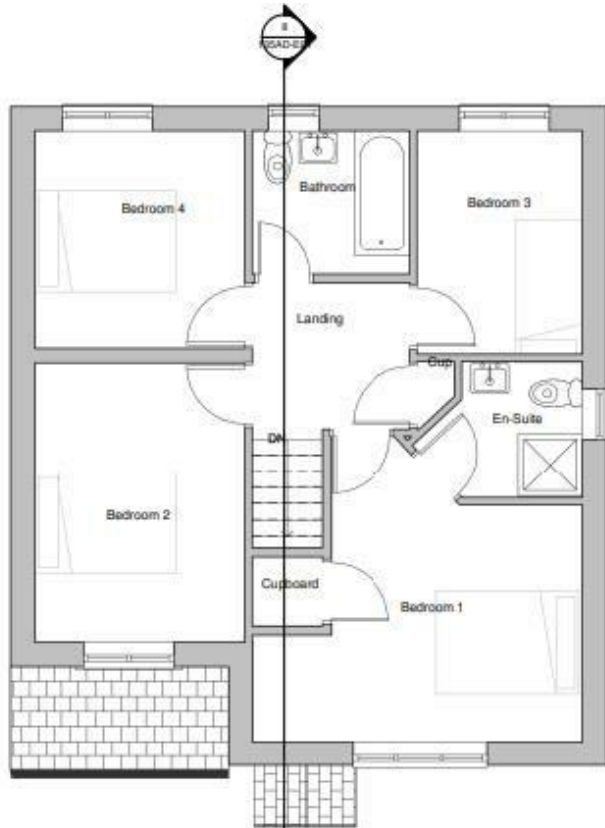
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band D.



1 Existing Level 0 Plan
1 : 50



2 Existing Level 1 Plan
1 : 50

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.