



The Cottages Southgate, Hornsea HU18 1RF
Price £434,950

- Excellent Opportunity
- Currently Two Cottages
- Simply Must be Viewed
- Extra Large Garden to Rear
- No Chain
- Offering Potential to Form One Dwelling
- Ideal for Multi Generational Living
- Super Location
- West Facing to the Rear
- Energy Rating: D.

An excellent opportunity to acquire two cottages, with origins believed to date from the 17th century in the heart of Hornsea. Currently offering a one bedroomed and a three bedroomed cottage the properties would make a superb single dwelling offering spacious accommodation with a stunning extra large, west facing garden with views to Hornsea Mere.

LOCATION

This property fronts onto Southgate, which leads between Market Place and Rolston Road, well placed for access to the main town centre and local amenities.

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 to all but one window and is arranged on two floors as follows:

COTTAGE ONE (NUMBER 36)

LOUNGE

13'2" x 14'2" (4.01m x 4.32m)
With one central heating radiator and UPVC entrance leading to Southgate.

KITCHEN

16'3" x 9'1" (4.95m x 2.77m)
With fitted base and wall units incorporating work surfaces with an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level hob with cooker hood over, rear entrance door and one central heating radiator.

SIDE ENTRANCE HALL

7'6" 12'5" overall (2.29m 3.78m overall)
With the UPVC side entrance door , stairs leading to the first floor and one central heating radiator.

FIRST FLOOR

LANDING

With two built in storage cupboards, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)

13'6" x 10'2" (4.11m x 3.10m)
With one central heating radiator.

BEDROOM 2 (REAR)

10'9" x 9'2" (3.28m x 2.79m)
With a built in cupboard housing the central heating boiler and one central heating radiator.

BEDROOM 3 (SIDE)

7'5" x 14' (2.26m x 4.27m)
With one central heating radiator.

W.C.

5'5" x 5'2" (1.65m x 1.57m)
With a low level W.C., pedestal wash hand basin and one central heating radiator.

SHOWER ROOM

11' x 9'7" overall (3.35m x 2.92m overall)
With built in cupboards, a walk in shower, bidet, pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

OUTSIDE

Whilst the cottage fronts onto the pavement there is an archway leading along the side of the property to the rear garden.

To the rear is an enclosed garden with lawn, mature planting and an ornamental well.

COUNCIL TAX BAND

The council tax band for this property is band A.

COTTAGE TWO (NUMBER 37)

ENTRANCE HALL

With outer UPVC door, inner door and one central heating radiator.

LOUNGE

13'9" x 13'10" (4.19m x 4.22m)
With shelved alcove to the side of the former chimney breast, beams to the ceiling, feature cobble wall, two wall light points and one central heating radiator.

SITTING ROOM

12'10" x 13'10" (3.91m x 4.22m)
With a recess to the chimney breast, painted ceiling beams and two central heating radiators.

SUN ROOM

13'11" x 8'4" (4.24m x 2.54m)
With sliding patio doors leading to the rear garden.

STUDY

9'2" x 13'10" (2.79m x 4.22m)
With stairs leading to the first floor and one central heating radiator.

INNER LOBBY/LAUNDRY

4'11" x 7'10" (1.50m x 2.39m)
With cloaks/W.C. leading off. With a low level W.C., wash hand basin, plumbing for washing machine, full height tiling to the walls and one central heating radiator.

KITCHEN

16'8" x 8'1" (5.08m x 2.46m)
With fitted base and wall units incorporating an inset sink unit and work surfaces, dishwasher and oven, UPVC rear entrance door and one central heating radiator.

FIRST FLOOR

SPACIOUS LANDING AREA

With one central heating radiator.

BEDROOM 1

12'8" x 14'10" (3.86m x 4.52m)
With built in storage cupboards and independent shower cubicle and one central heating radiator.

INNER HALL

With under eaves storage area connecting to:

WASH ROOM

6' x 6'3" (1.83m x 1.91m)
With built in cupboard housing the central heating boiler, bidet, W.C., pedestal wash hand basin and one central heating radiator.

DRESSING ROOM

9'5" x 14'3" (2.87m x 4.34m)
(Or interconnecting bedroom 2) With one central heating radiator.

OUTSIDE

Whilst the property fronts onto the pavement there is a pedestrian access along the side and rear of number 36

leading to the rear garden.

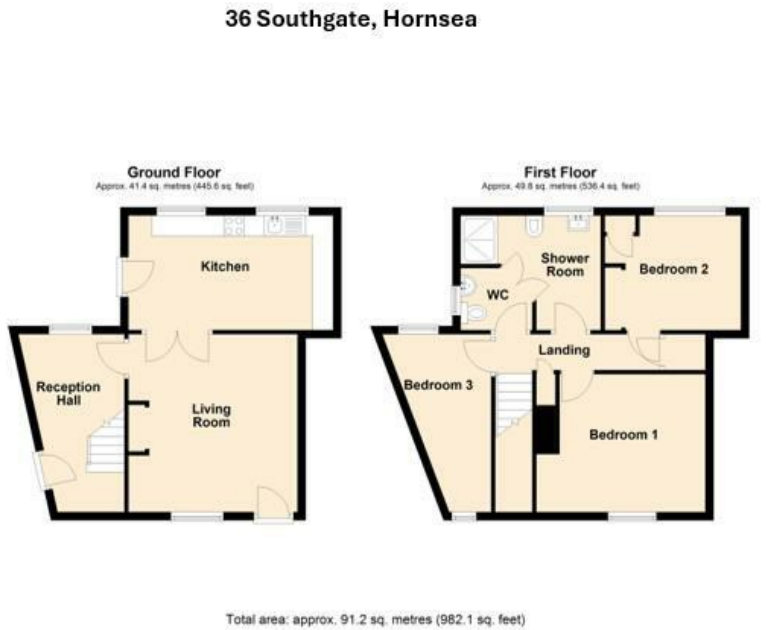
To the rear is an extensive, delightful west facing garden which enjoys views towards Hornsea Mere with mature trees, well stocked borders and planting and an extensive range of timber built stores and sheds and a greenhouse. There is also external lighting, an outside cold water tap and external power points. At the end of the garden there is a gate leading to 'Green Lane', which is accessed via Hull Road, and we understand from the vendors that they have used this for vehicular access to maintain the garden, etc.

COUNCIL TAX BAND

The council tax band for this property is band B.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved and vacant possession will be given upon completion at a date to be agreed.



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.