

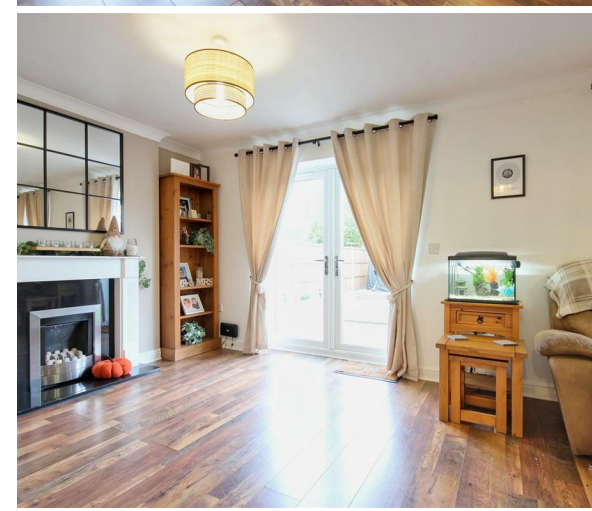


Quick & Clarke

PROPERTY SPECIALISTS

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35 Rawson Way, Hornsea, East Yorkshire, HU18 1DH
Offers in the region of £265,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Detached Home
 - 3 Double Bedrooms
 - Garage
 - Low Maintenance Rear Garden
- Well Presented Accommodation
 - Spacious Lounge & Dining Room
 - Parking
 - Energy Rating - C

Nestled in the cul de sac of Rawson Way, this delightful detached house offers three generously sized double bedrooms, including a master bedroom with an en suite bathroom, this property is ideal for families or those seeking extra space. Outside, the property has an easy to maintain rear garden, additionally with parking for two vehicles to the front, along with a garage providing a useful storage space.

LOCATION
This property is located on Rawson Way which forms part of a now well established small development built by local builder Peter Ward Homes. Rawson Way leads off Marlborough Avenue from Rolston Road on the Southern side of Hornsea.

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, multi room music system and is arranged over two floors as follows:

CANOPY PORCH
ENTRANCE HALL
3' x 22'3"
With front entrance door, personal door to the garage, stairs leading to the first floor accommodation, woodgrain effect laminate floor covering and one central heating radiator.

CLOAKS/W.C.
4'5" x 4'7"
With a pedestal wash hand basin with tiled splashback, low level w.c, understairs storage cupboard, woodgrain effect laminate floor covering and one central heating radiator.

LOUNGE AND DINING ROOM
19'6" narrowing to 7'9" x 17'4" narrowing to 8'9"
With a gas fire set in a marble effect hearth and inset with surround, understairs recess, double French doors onto the rear garden, woodgrain effect laminate floor covering and two central heating radiators.

KITCHEN
7' x 13'6"
With a good range of fitted base and wall units incorporating contrasting worksurfaces with a 1 1/2 bowl ceramic sink unit, tiled splashbacks, plumbing for an automatic washer, integrated dishwasher, built in double oven with split level gas hob and cooker hood over, downlighting to the ceiling, woodgrain effect laminate floor covering and one central heating radiator.

FIRST FLOOR

LANDING
With an access hatch leading to the roof space with a folding loft ladder and doorways to:

BEDROOM 1 (FRONT)
10'8" x 15'8"
With one central heating radiator and doorway to:

ENSUITE SHOWER ROOM
8'4" x 5'6"
With an independent tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiling to the walls, ceramic tile floor covering, downlighting to the ceiling and a ladder style towel radiator.

BEDROOM 2 (REAR)
9'10" x 12'3"
With one central heating radiator.

BEDROOM 3 (REAR)
9'4" x 8'9"
With one central heating radiator.

BATHROOM/W.C.
8'4" x 9'6"
A spacious bathroom with a panelled bath with mixer taps and hand shower over with screen above, pedestal wash hand basin, low level w.c., built in cupboard housing the Valliant central heating boiler, ceramic tile floor covering, part tiled walls, downlighting to the ceiling and a ladder style towel radiator.

OUTSIDE
The property fronts onto a double width block paved parking court and there is a former integral garage which has been divided to provide additional living space to the lounge and now measures 8'1" x 10'5" with up and over main door, personal door to the hallway, power and light laid on. There is also a useful utility area with fitted base and wall units which incorporate worksurfaces.

To the rear is a generous garden which enjoys a great deal of privacy and is designed to be of low maintenance and incorporates a paved patio with an artificial lawn beyond and a raised decked sun terrace The rear garden has a mainly fenced surround, external lighting and there are hand gates to either side of the property.

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 C.

