



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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3 Carrington Avenue, Hornsea, East Yorkshire, HU18 1JQ
Offers in the region of £197,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
England & Wales	EU Directive 2002/91/EC	

- Spacious, Well Presented Town House
- Three Double Bedrooms
- Pleasant Enclosed Garden
- Must Be Viewed!

LOCATION

The property fronts onto Carrington Avenue a residential cul-de-sac which leads off Cliff Road on the northern 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, a recovered roof (2025) and is arranged on two floors as follows:

ENTRANCE PORCH

With UPVC outer door and inner door to:

ENTRANCE HALL

3'1" x 21'6"
With stairs leading to the first floor accommodation incorporating an understairs recess and cupboard under, wood grain effect laminate floor covering and one central heating radiator.

LOUNGE

12'6" x 11'11"
Plus a bay window to the front. With a fire surround, wood grain effect laminate floor covering, ceiling cornice and two central heating radiators.

DINING/SITTING ROOM

104" x 12'
With wood grain effect laminate floor covering and one central heating radiator.

- Three Reception Rooms
- Modern Bathroom/W.C.
- Southerly Aspect at the Rear
- Energy Rating: D

DAY ROOM

10' deepening to 12'1" in the bay window x 11'11"
With archway leading to the kitchen, recess to the chimney breast, laminate floor covering and one central heating radiator.

KITCHEN

10' x 13'2"
With fitted base and wall units incorporating contrasting work surfaces with a built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, plumbing for a dishwasher, inset stainless steel 1 1/2 bowl sink unit, tiled splashbacks, tile effect laminate floor covering, column radiator, sliding patio door to the rear garden and a UPVC side entrance door.

LANDING

Which is part galleried. With an access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

16'1" x 11'11"
With a bay window, full height fitted wardrobes, wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 2 (REAR)

10'5" x 11'11"
With wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 3 (REAR)

8'10" x 10'8"
With built in cupboards, one which houses the central heating boiler, wood grain effect laminate floor covering and one central heating radiator.

BATHROOM/W.C.

5'9" x 8'11"
With a modern white suite comprising of a panelled bath with mixer taps and a plumbed shower over and screen

above, a vanity unit housing the wash hand basin, part tiling to the walls, concealed cistern/W.C. and a ladder style towel radiator.

OUTSIDE

The property fronts onto a small foregarden with a fenced frontage.

A paved patio adjoins the side and rear of the property beyond this is a easy to maintain garden which benefits from a great deal of privacy and a Southerly aspect along with a timber built garden shed & store with a hand gate leading to a rear pedestrian access.

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) and vacant possession will be given upon completion at a date to be agreed.

