



Chellows Strawberry Gardens, Hornsea, East Yorkshire, HU18

- Four Bedroom Detached Bungalow on Large Garden Plot
- Select Residential Area on the edge of Hornsea
- Extensive Parking Area with Double Garage
- Lounge with Dining Room and Conservatory
- Four Bedrooms with En Suite Area and Bathroom with Sep WC
- Overall Plot Size of approx. 1.6 acres
- Well Proportioned Accommodation
- Established Gardens with Patio Area
- Breakfast Kitchen with Entrance Area
- Highly Recommended For Internal and External Inspections

Offers In The Region Of £525,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Chellows Strawberry Gardens, Hornsea, East Yorkshire, HU18 1US

Welcome to Chellows, a super four bedroom detached bungalow which occupies a large garden plot of approx. 1.6 acres with extensive parking, double garage, established gardens and well proportioned versatile family accommodation. Located along Strawberry Gardens, a private road off Rolston Road (B1242) the bungalow is within a short drive off the town centre and sea front. The accommodation comprises:- Entrance lobby, lounge, dining room, conservatory, breakfast kitchen, entrance area (access to garage), main bedroom one with shower and WC, three further bedrooms, family bathroom with separate WC. On the outside there are gardens to the front and rear. Gas fired central heating system, double glazing and solar panels. Offered for sale with No Forward Chain. Viewing via Leonards please.

Location

This property enjoys a very pleasant location close to Hornsea golf club. The sea front with the Promenade and beach being just a short journey away along with the main town. Hornsea is a small East Yorkshire coastal town. 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 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.

Entrance Lobby

Main front entrance door provides access into the property. Window to the side elevation, window bench with storage, two radiators, access to roof void, airing cupboard with tank and cloaks cupboard. Access to rooms off.

Breakfast Kitchen

9'10" x 14'8" (2.998m x 4.481m)

Fitted with range of base and wall units, work surfaces extend to form a breakfast bar and incorporate the twin bowl sink unit with single drainer and mixer tap. Appliances of electric oven with gas hob and hood over and built in fridge. Panelled ceiling and tiling to the walls. Window to the front elevation. Access into

Entrance Area

7'0" x 17'7" (2.144m x 5.363m)

With front access door with adjoining window, inner door to the garage and patio door to the rear garden area. Wall and base cupboards with work surfaces over, space for washing machine and gas fired central heating boiler. Radiator and open plan access into the kitchen.

Lounge

14'1" x 13'8" (4.318m x 4.167m)

With feature fire surround with log burner/room heater. Window to the side elevation, radiator, doors to the dining room and bi folding doors leading into:

Conservatory

12'2" x 17'10" (3.726m x 5.441m)

Overlooking the rear garden with windows and doors to the rear and side elevations, tiled flooring and Bosch air conditioning unit.

Dining Room

11'10" to back of chimney breast x 13'8" (3.608m to back of chimney breast x 4.172m)

Window to the rear elevation and radiator.

Bedroom One

13'10" x 22'4" max to include shower and wc (4.220m x 6.819m max to include shower and wc)

A well portioned main bedroom suite with windows to the front and rear elevations along with French doors to the side. Bosch air conditioning unit, radiator and shower cubicle and sep WC with wash hand basin, towel rail radiator, tiling to the walls and extractor fan.

Bedroom Two

10'11" x 10'11" (3.336m x 3.333m)

Window to the front elevation and radiator.

Bedroom Three

10'2" x 8'8" (3.109m x 2.648m)

Window to the rear elevation, radiator and top internal glazing provide borrowed light from the hallway.

Bedroom Four

5'0" x 10'9" max into alcove (1.529m x 3.290m max into alcove)

Window to the front elevation, radiator, small store cupboard and wall mounted cupboards.

Sep WC

Suite of WC, wash hand basin, towel rail radiator and window to the side elevation.



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Bathroom

5'5" x 6'2" (1.664m x 1.886m)

Suite of bath with mains plumbed shower over with screen and wash hand basin. Window to the side elevation, radiator, part tiled walls and mirror.

Double Garage

18'8" max x 18'1" extends to 21'0" (5.693m max x 5.535m extends to 6.425m)

With up and over electric door, light/power, window to the rear elevation with adjoining rear entrance door.

Outside WC

Garden WC with window to the rear elevation.

Gardens

The property occupies a large garden plot and stands in grounds of approx. 1.6 acres (taken from the land registry title number YEA72228. A horseshoe driveway provides vehicle access to the property with a generous parking area and gated access to one side of the property to the rear garden area. On the opposite side there is access to the attached double garage. The large rear garden is laid predominantly to lawn with a variety of mature trees, bushes and shrubs. To the rear of the property there is a patio area which adjoins the rear of the bungalow, there is a greenhouse (requires attention) and sectional garage (used as a workshop). The rear garden has various water and lighting points.

Energy Performance Certificate

The current energy rating on the property is C (73).

Overage Clause

It must be noted that "The property is sold subject to an overage provision reserving to the seller the benefit of a 25% of the uplift clause for a 25 year term from completion of the sale. For any residential or commercial property planning approval". This excludes alterations to the existing dwelling.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number HOR124009000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected. Drainage is via a septic tank. The property has solar panels located on the rear roof elevation.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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		

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