



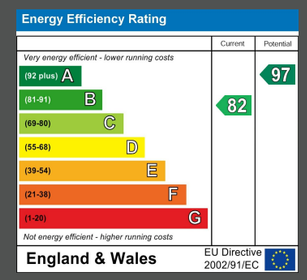




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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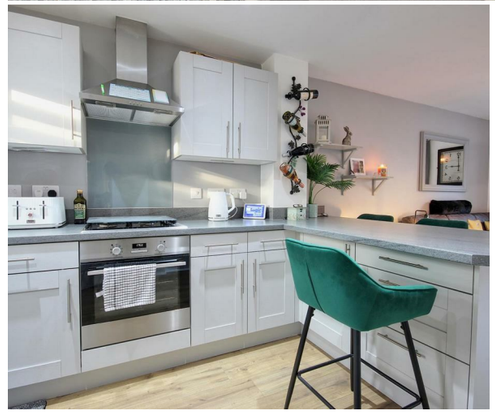
36 Avocet Close, Hornsea, HU18 1LG

Offers in the region of £165,000













- Beautifully Appointed Home
- Two Double Bedrooms
- Parking
- Energy Rating - B
- Open Plan Kitchen & Lounge
- Lovely Garden to the Rear
- Must be Viewed

LOCATION
This property fronts onto Avocet Close a pleasant cul-de-sac which leads from Ashcourt Drive 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 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 and is arranged on two floors as follows:

ENTRANCE HALL
With composite front entrance door, stairs leading off and one central heating radiator.

OPEN PLAN LOUNGE AND KITCHEN
12'2" x 22'2"
With an excellent range of base and wall units incorporating work surfaces to the kitchen area incorporating fridge freezer, plumbing for an automatic washer, built in oven and split level hob with cooker hood over, downlighting to the ceiling, inset sink unit and breakfast bar. There is also understairs storage drawers. There are double French doors leading to the rear garden and two central heating radiators.

CLOAKS/W.C.
With a corner wash hand basin incorporating a tiled splashback low level W.C. and one central heating radiator.

FIRST FLOOR

LANDING
With access hatch to the roof space which is boarded out providing plenty of storage and doorways to:

BEDROOM 1 (REAR)
10'4" x 7'10" net
With full height fitted wardrobes along one wall incorporating sliding fronts and one central heating radiator.

BEDROOM 2 (FRONT)
12'2" x 7'8"
With one central heating radiator.

BATHROOM/W.C.
5'7" x 5'11"
With a modern suite comprising of a panelled bath with mixer taps and hand shower with screen above, low level W.C., pedestal wash hand basin, part tiling to the walls and a ladder towel radiator.

OUTSIDE
The property fronts onto two parking bays and there is access along the side of the property to the rear garden.

To the rear is an attractive garden with a paved patio, artificial lawn and additional gravelled and paved sun terrace along with external power points and outside cold water tap. There is also a hand gate to the side of the property.

COUNCIL TAX BAND
The council tax band for this property is band A.

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.

