



Quick & Clarke

PROPERTY SPECIALISTS

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Hornsea
East Riding of Yorkshire
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23 Stanley Avenue, Hornsea, HU18 1UQ
Offers in the region of £139,950



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			

England & Wales EU Directive 2002/91/EC

- End terrace bungalow
- Two double bedrooms
- Generous garden to rear
- Energy Rating - TBC

- In need of TLC & updating
- Conservatory
- Brick store, greenhouse & shed

(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 A.

LOCATION

This property fronts onto Stanley Avenue which leads from Rolston Road on the southern side of the town.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

ENTRANCE PORCH

With UPVC outer door and inner door to:

ENTRANCE HALL

With an access hatch leading to the roof space and one central heating radiator.

LOUNGE

15'3" x 10'1"

With a wall mounted electric fire, double French doors to the conservatory and a column radiator.

CONSERVATORY

17'4" x 9'5"

With a brick base and UPVC double glazed windows with

double French doors to the garden, a pitched polycarbonate covered roof and open archway leading to:

KITCHEN

9'9" x 10'1"

With base and wall units incorporating worksurfaces, a 1 1/2 bowl stainless steel sink unit, space for a slot in cooker, plumbing for an automatic wash and laminate flooring.

BEDROOM 1 (FRONT)

11'11" x 12'

Plus a box bay to the front and one central heating radiator.

BEDROOM 2 (FRONT)

9'11" x 12'

Plus a box bay to the front and one central heating radiator.

INNER HALL

Leading from the lounge and has laminate flooring, cupboard housing the Combi boiler and doorway to:

SHOWER ROOM/W.C.

7'3" x 5'4"

With a corner shower cubicle, pedestal wash hand basin, low level W.C., laminate flooring, part tiling to the walls and a ladder radiator.

OUTSIDE

There is a small mainly gravelled foregarden with a fenced frontage and matching hand gate.

To the rear is a particularly generous garden with a patio and a generous lawn beyond with mature planting, a brick built store along with a garden shed and greenhouse. A rear pedestrian access leads along the side and rear of the bungalow.

TENURE

The tenure of this property is understood to be freehold

FLOOR PLAN

TO FOLLOW