



# Quick & Clarke

PROPERTY SPECIALISTS

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Lilac Cottage, 10 Morrow Avenue, Hornsea, East Yorkshire, HU18 1JD  
Offers in the region of £279,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Detached House
- Three Reception Rooms
- Three Bedrooms
- Excellent Location

- Well Presented
- Dining Kitchen
- Workshop and Parking
- Energy Rating: D

### LOCATION

This property fronts onto Morrow Avenue which leads of Cliff Road on the northern side of the town. The property enjoys a particularly convenient location close to the beach and promenade.

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 Village, 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 UPVC double glazing to all but two porthole windows which are single glazed, has mains gas central heating via hot water radiators, electric vehicle charging point and is arranged on two floors as follows:

### ENTRANCE HALL

With UPVC front entrance door and full height windows to either side, stairs leading off, ceramic tile floor covering and a column feature radiator.

### LOUNGE

11'1" x 19'3"

With LVT flooring, large window overlooking the conservatory and two central heating radiators.

### DINING ROOM

11'2" x 12'10"

With two porthole single glazed windows, solid timber flooring, built in cupboards and one central heating radiator.

### DINING KITCHEN

14'7" x 13'

With a modern kitchen incorporating base and wall units with Quartz worksurfaces and a large matching central island with breakfast bar, an inset 1 1/2 bowl sink, integrated washing machine, built in double oven and split level induction hob, additional two ring electric hob, downlighting to the ceiling, sliding patio door to the rear garden, picture window and a column radiator central heating radiator.

### SUN ROOM

9'11" x 9'5"

With UPVC double glazed windows overlooking the rear garden and an additional rooflight, two wall light points, double French doors to the garden and one central heating radiator.

### BATHROOM/W.C.

7'7" x 5'9"

With a modern suite incorporating a twin ended jacuzzi bath with mixer taps and hand shower over, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls, ceramic tile flooring and a ladder towel radiator.

### FIRST FLOOR

#### LANDING

With access hatch leading to the roof space and doorways to:

#### BEDROOM 1 (FRONT)

12'6" x 10'3"

With one central heating radiator.

#### BEDROOM 2 (FRONT)

11'3" x 10'2"

With fitted wardrobes incorporating top storage cupboards and one central heating radiator.

### BEDROOM 3 (REAR)

8'1" x 5'7"

With one central heating radiator.

### SHOWER ROOM/W.C.

8'1" x 5'5"

With a modern suite comprising of a corner shower cubicle with mermaid boarding, hand shower and rain shower above, vanity unit housing the wash hand basin, low level W.C., tiled splashbacks, ceramic tile floor covering and a ladder towel radiator.

### OUTSIDE

The property fronts onto a double width parking drive and there is a personal door leading to the workshop and hand gate which leads to the rear of the garden. there is also an electric vehicle charging point to the side of the property.

To the rear is a particularly attractive garden which incorporates a walled surround and has mature planting with a central lawn.

### WORKSHOP

10'3" x 19'8"

With personal doors to the front and rear, power and light laid on.

### COUNCIL TAX BAND

The council tax band for this property is band C.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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