



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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29 Becksde, Hornsea, East Yorkshire, HU18 1RT
Offers in the region of £247,500



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	

- Detached Bungalow
- Lounge, Kitchen & Conservatory
- Converted Roofspace
- Attractive Gardens

- Two Bedrooms
- Convenient Location
- Parking & Garagae
- Energy Rating: C

LOCATION

This property fronts onto Beckside which leads off Southgate and is well-placed for access to the town centre and the Tesco Supermarket.

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 from a modern combi boiler, has majority uPVC double glazing and is arranged as follows:

FRONT PORCH

Of uPVC construction with double opening uPVC doors and inner door to:

ENTRANCE HALL

4'7 x 17'
With uPVC front entrance door, a built-in cupboard which houses the central heating boiler, woodgrain effect laminate floor covering, one central heating radiator and a fixed open tread staircase leading to a converted roofspace.

LOUNGE

10'10 x 15'8
Tiled hearth and inset with inset electric fire and timber surround, bow window to the front, woodgrain effect laminate floor covering and one central heating radiator.

KITCHEN

9'9 x 15'
Fitted base and wall units incorporating worksurfaces and matching breakfast bar, inset 1 1/2 bowl sink unit, plumbing for an automatic washing machine, space for a cooker, tile effect laminate floor covering, space for a slimline dishwasher, one central heating radiator, and double doors leading to the side porch.

SIDE PORCH

Of timber construction with doorway leading to the garden.

BEDROOM 1 (FRONT)

10'6 x 10'6
With wardrobes along one wall, woodgrain effect laminate floor covering, ceiling cove and one central heating radiator.

BEDROOM 2 (REAR)

8'6 x 9'10
(Currently used as a dining room) Woodgrain effect laminate floor covering, one central heating radiator and Upvc double French doors to:

CONSERVATORY

9'4 x 12'10
With a brick base, uPVC double glazed windows and a pitched polycarbonate roof, woodgrain effect laminate floor covering, double Upvc French doors to the rear garden and one central heating radiator.

BATHROOM / W.C.

6'9 x 8'8 max
Jacuzzi style bath incorporating mixer taps and hand shower over, an independent corner shower cubicle with

electric shower, vanity unit housing the wash basin and concealed cistern/WC, part tiling to the walls, tile effect laminate floor covering and one central heating radiator.

CONVERTED ROOFSPACE

15'9 x 11'4 overall
With a gable window to the side and a double glazed velux rooflight, under-eaves storage areas and one central heating radiator. (Please note there is restricted headroom in the roofspace.)

OUTSIDE

The property is situated at the head of the cul-de-sac with a small area of garden to the front. To one side is a flagged parking area which lies behind double vehicular gates leading to a single detached garage with up-and-over door, side door and window, and is supplied with light and power. Adjacent to this is a wide patio area which is accessed directly off the kitchen and is a veritable sun trap.

The rear garden is extensive and currently encompasses two greenhouses and three sheds varying in size. The rear garden is very private with an area of lawn and a further wide patio area. Well screened by mature shrubs and trees, the very rear of the garden is terraced and is not overlooked from the rear. There is also an outside cold water tap and greenhouse.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

