



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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65 Eastgate, Hornsea, HU18 1NB
By auction £150,000



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	

- In need of extensive refurbishment & modernisation
- Super opportunity
- Excellent location
- Garage to rear
- Energy Rating - To Be Confirmed

LOCATION

This property fronts onto Eastgate located just a stones throw from the Promenade and seafront.

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 and is arranged on three floors as follows:

PORCH

With outer door and inner door to:

ENTRANCE HALL

5'10" narrowing to 3;10" x 26'8"
With stairs leading off, understairs storage cupboard and one central heating radiator.

LOUNGE

15'2" x 14'1"
Plus a bay window to the front. With ceiling rose, double doors leading to the dining room and one central heating radiator.

DINING ROOM

14'11" x 13'3"
With doors leading through the lean to, brick recess to former fireplace, serving hatch to the kitchen and one central heating radiator.

- Extensive, spacious accommodation
- Sea views
- Parking to rear
- For sale by Modern Method of Auction
- Starting Bid Price £150,000 plus Reservation Fee

KITCHEN

13'3" x 11'9"
With base and wall units, sink, recess to chimney breast.

INNER HALL

With built in cupboards.

UTILITY AREA

6' x 13'4"
With a sink, fitted units, rear entrance door and a store and separate W.C. leading off. There is also a personal door leading to the garage.

LEAN TO

6'5" x 19'6"
With door leading to the rear garden and door from the dining room.

FIRST FLOOR

With split level stairs and doorways to:

BEDROOM 1 (FRONT)

19'8" x 14'4"
Plus a bay window. Enjoying lovely sea views. Fitted cupboards to either side of the former chimney breast and central heating radiator.

BEDROOM 2 (REAR)

13'4" x 15'2"
With a built in cupboard and one central heating radiator.

BEDROOM 3 (REAR)

11'10" x 13'2"
With one central heating radiator.

BEDROOM 4 (SIDE)

8' x 10'11"
With a sink unit and one central heating radiator.

BATHROOM

7'3" x 8'9"
With built in cupboards, a bath with electric shower over, pedestal wash hand basin and a combined towel warmer and radiator.

SEPERATE W.C.

3'3" x 7'5"
With a low level W.C.

SECOND FLOOR

An enclosed staircase leads from the first floor to a landing with doorways to:

BEDROOM 5

18'5" x 11'10"
Plus a dormer window. With sea views and an ornamental fireplace.

BEDROOM 6 (REAR)

12'3" x 11'10"
With an ornamental fireplace and a Velux rooflight.

OUTSIDE

The property fronts onto a small foregarden which is mainly paved with with a walled and fenced frontage with a handgate.

To the rear is a garden area with a number of raised beds and shrubs and a large parking court providing excellent parking for several vehicles (or could be reinstated to provide additional garden space) and there is also a garage (11'11" x 14'5" overall) which incorporates timber opening main doors, personal door to the utility room and there is a walk in cupboard housing a modern central heating boiler.

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.

COUNCIL TAX BAND

The council tax band for this property is band C.

AUCTION INFORMATION

