



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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Beech Rise, 8-10 Cheyne Walk, Hornsea, HU18 1BX
Offers in the region of £465,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Super five bedroomed detached home
- Sought after location
- 24ft Day room & kitchen
- Two bedrooms with en-suites
- Plenty of parking & double garage

- Spacious, well appointed accommodation
- Two Reception Rooms
- Large utility room
- Delightful gardens - approx. 1/4 acre plot
- Energy Rating - D

LOCATION

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 Worcester Bosch central heating boiler with a pressurised hot water system, extensive UPVC triple glazing with UPVC double glazing to the remainder, oak veneer internal doors throughout and a burglar alarm. The accommodation is arranged on two floors as follows:

FRONT PORCH

With sliding entrance door, wall light and composite inner door leading to:

ENTRANCE HALL

6'4" x 9' overall
With a solid oak staircase leading off incorporating feature glass inset and incorporating two useful storage cupboards under, laminate floor covering, wall light and one central heating radiator.

LOUNGE

14'6" x 22'
A light airy room with dual aspect windows, a multi-fuel stove set in a brick recess with tiled hearth, engineered oak flooring, two wall light points, one central heating radiator and UPVC double doors leading to:

SUN ROOM

15' x 15' overall (measured to glass)
With a brick base, UPVC double glazed windows overlooking the rear garden, with a tiled roof and vaulted ceiling incorporating downlighting, double French doors leading to the patio, solid oak flooring and one central heating radiator.

DAY ROOM AND KITCHEN

12'9" x 24'8" overall
With an excellent range of base and wall units incorporating granite worksurfaces with an inset 1 1/2 bowl sink unit and tiled splashbacks, integrated dishwasher, fridge and a Rangemaster cooker with cooker hood over, laminate flooring, a column radiator and UPVC doorway to:

INNER UTILITY HALL

7' widening to 11'7" x 9'10"
With plumbing for an automatic washing machine and space for a tumble dryer, one central heating radiator, UPVC personal door to the garage, ceramic tile floor covering and doorway to:

SHOWER ROOM / W.C.

4'3" x 5'9"
With a corner shower cubicle, corner vanity unit housing the wash hand basin with tiled splashback, low level W.C., ceramic tile floor covering and a ladder radiator.

UTILITY ROOM

11'2" x 7'10"
Leading from the utility hall, with double glazed windows overlooking the rear garden and a glass roof, a good range of fitted base units with worksurfaces incorporating a 1 1/2 bowl ceramic sink unit, there is ceramic tile floor covering and a UPVC side entrance door.

FIRST FLOOR

LANDING AREAS

With an excellent range of fitted cupboards and drawers, access hatch leading to the roof space, two central heating radiators and doorways to:

MASTER BEDROOM (REAR)

16' x 18' overall
With an excellent range of fitted bedroom furniture incorporating wardrobes with drawers, matching bedside tables, and two central heating radiators. Dual aspect windows provide plenty of natural light with a pleasant outlook over the rear garden and there is a doorway to:

EN-SUITE SHOWER ROOM

6' x 8'5"
With vanity units along one wall and incorporating a wash hand basin with tiled splashbacks and two wall lights above, a corner shower cubicle with a plumbed shower over, laminate flooring and one central heating radiator.

BEDROOM 2 (FRONT)

14'6" x 10'11"
With laminate flooring, one central heating radiator, dual aspect windows and doorway to:

EN-SUITE SHOWER ROOM

4'7" x 4'11"
With a corner shower cubicle, vanity unit housing the wash hand basin with tiled splashback, low level W.C. and laminate flooring.

BEDROOM 3 (REAR)

13'6" x 10'10"
With laminate flooring and one central heating radiator.

BEDROOM 4 (REAR)

1'8" x 9'6"
With laminate flooring and one central heating radiator.

STUDY / BEDROOM 5

6'9" x 8'6"
With fitted wardrobes, laminate flooring and one central heating radiator.

FAMILY BATHROOM / W.C

6' x 10' overall
With a 'P' shaped panelled bath incorporating a plumbed shower over and screen above, vanity unit housing the wash hand basin, low level W.C., ceramic tile floor covering and a traditional style combination radiator and towel warmer.

OUTSIDE

The house is set in delightful mature gardens which extend to approximately 1/4 of an acre and wrap around all four sides of the property with a generous frontage including a lawns, mature well stocked borders along with mature trees and a number of fruit trees. There is a tarmac parking drive which provides plenty of parking in front of a double integral garage (16'1" x 18'1") with automatic main door, personal door leading to the utility room and additional personal door leading out to the side garden and there is also a Worcester Bosch central heating boiler with water tank incorporating a pressurised system.

To the rear of the conservatory is a paved patio with extensive lawned gardens beyond enjoying well secluded terrace areas, including a large pergola with built in seating, a garden chess and drafts area, mature trees and delightful planning to name but a few of this attractive gardens many features. A real delight which simply must be viewed.

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 F.

FLOOR PLAN

TO FOLLOW