

Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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9 Rowan Walk, Hornsea, East Yorkshire, HU18 1TT
Offers in the region of £175,000



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		
	74	80
England & Wales	EU Directive 2002/91/EC	

- Cul-De-Sac Location
- Modern Bathroom
- Rear Garden
- Home office & bar

- Dining Kitchen
- Two Double Bedrooms
- Private Parking Drive
- Energy Rating - To Be Confirmed

LOCATION

This property forms part of a small and pleasantly varied residential cul de sac known as Rowan Walk which leads off Pickering Avenue from Rolston Road, on the southern side of Hornsea.

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 two floors as follows:

CANOPY PORCH

With front entrance door opening into:

ENTRANCE HALL

3'8" x 6'2" overall
With stairs leading off and one central heating radiator.

LOUNGE

9'9" x 13'11" overall
With a gas living flame effect fire set in a marble hearth and inset with a timber surround, ceiling cove and one central heating radiator.

DINING KITCHEN

13' x 9'9"
With fitted base and wall units which incorporate contrasting worksurfaces, an inset stainless sink, tiled splashbacks, built in oven and gas hob with cooker hood over, plumbing for an automatic washer and dishwasher, understairs store cupboard leading off, ceramic tile flooring, ceiling cove, UPVC rear entrance door and one central heating radiator. A matching cupboard houses a recently renewed central heating boiler.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

13' x 11'1" overall
With fitted wardrobes and one central heating radiator.

BEDROOM 2 (REAR)

13' x 6'10" overall
With a built in wardrobe incorporating two full height sliding doors, and one central heating radiator.

BATHROOM / W.C

5'6" x 6'6"
With a three piece white suite comprising a panelled bath with mixer taps, shower and shower screen above, pedestal wash hand basin and low level W.C., ceramic tiled flooring, tiled splashbacks and one central heating radiator.

OUTSIDE

The house incorporates an open plan lawned foregarden and there is a private parking drive alongside the house which leads through double opening timber gates to a further hardstanding. To the rear is a pleasant garden with borders, lawn a paved patio, decked sun terrace and a large timber built garden room which is insulated with power and light laid on and is currently used as a home office and bar. There is also an external security light and

an outside cold water tap mounted on the rear of the house.

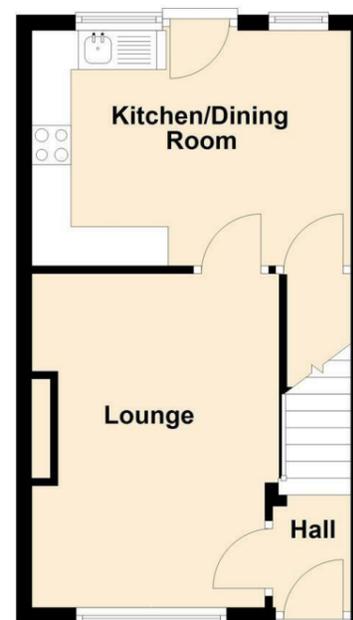
TENURE

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 B.

Ground Floor
Approx. 30.1 sq. metres (323.9 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 60.2 sq. metres (647.9 sq. feet)