



Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£310,000

4 Hyde Green,
Hornsea, HU18 1FL

ENERGY EFFICIENCY

As the property is so new and of such a high specification it is very energy efficient giving it an 'A' rated EPC. Contributing factors include solar panels and inverter.

HEATING AND INSULATION

The property has gas-fired radiator central heating and uPVC double glazing. The combi boiler was fitted only 2 years ago.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING

Strictly by appointment with the sole agents on 01482 866844.



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The Folly development by Ward Homes sits on the north side of Hornsea on the edge of open countryside but offers great access to all that Hornsea and its seaside location offer. This property was purchased by the recent owner in July 2024 and is in many respects as good as new. The 3 double bedroom 'Elwell' design home also benefits from a more open outlook across the front and sits near the entrance to the development. The high levels of energy efficiency included within its design and construction have led to an 'A' rated EPC so as well as being very comfortable it is very efficient to run. There is no impact on space with a large living room, spacious dining kitchen with island and 3 double bedrooms (1 en suite). The accommodation briefly comprises: an Entrance Hall, spacious Living Room with lots of natural light provided by French windows to the front and a window to the side, WC Cloaks, a spacious Dining Kitchen with a central island, range of integrated appliances and patio doors to the garden, and a Utility Room. To the first floor is the Master Bedroom with French windows and a Juliet balcony as well fitted wardrobes and an En-Suite Shower Room, two further Double Bedrooms (one with fitted wardrobes) and a House Bathroom. A driveway leads past high metal gates, providing off street parking and there is also a detached single garage. There are open plan gardens to the front of the house and further gardens to the rear.

A really lovely property enjoying a great location on a sought after modern development. Early viewing is highly advisable though we also have 360 degree tour which will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall - with stairs to the first floor and understairs cupboard.

WC Cloaks - with a low flush WC, wash hand basin and a window to the side.

Living Room - an attractive and spacious room with French windows to the front and a window to the side providing a good degree of natural light.

Dining Kitchen - a spacious dining kitchen with an

attractively fitted range of units including fitted appliances such as a fridge freezer, dishwasher, electric hob and oven but also a feature central island hosting the hob and with an extractor canopy over. There is a modern sink and drainer, wooden style flooring and patio doors to the garden.

Utility Room - with fitted units, work surface, plumbing for a washing machine and a door to the rear garden.

First Floor Landing

Master Bedroom - a good sized double bedroom with a range of fitted wardrobes and French windows opening onto a Juliet balcony.

En Suite Shower Room - a three piece suite in white comprising a good sized shower unit, low flush WC and wall mounted wash hand basin. There is a tall window to the front providing excellent light. Tiled walls.

Bedroom 2 - a double bedroom with fitted wardrobes and a window to the rear.

Bedroom 3 - a double bedroom with a window to the rear.

Bathroom - fitted with a three piece suite in white comprising a panelled bath with shower over and swing shower screen, low flush WC and wall mounted wash hand basin. Window to the side and tiled walls.

Gardens - there are open plan lawned gardens to the front of the property with a path and border to the front door. To the rear of the property there are further largely lawned gardens that are thought to be of a reasonable size for a modern development that stretch round the rear of the garage and are landscaped with low-rise beds to the borders and a paved patio area, all with a fence and walls to the perimeter.

Parking and Garage - a block-paved driveway leads past tall metal gates to a further area of driveway providing off street parking before and after the gates. In turn the driveway leads to a detached brick built garage with storage over the rafters and power and light laid on.

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DESCRIPTION

A modern and stylish 3 bedroom detached house offering well appointed accommodation of just over 1100 sq. ft. on the edge of this sought after East Yorkshire seaside town. Forming part of an attractive Ward Homes estate and in great condition being less than 2 years old (July 2024) this lovely home also has the benefit of agricultural land being to the immediate rear of the garden. This great home that will suit a range of buyers is offered with no forward chain and early viewing is considered advisable.

LOCATION

The Folly is a modern development sitting just to the north of central Hornsea off Atwick Road. As such it is ideally positioned to take full advantage of all the town has to offer by way of shops, pubs, a supermarket and local amenities. Hornsea is regarded as a sought after seaside town, a little more refined than some further north and it is also known for its famous Mere, Yorkshire's largest freshwater lake. Bridlington, Driffield, Beverley and at a further distance, Hull provide an extensive range of further amenities.

