



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

36 Southgate, Hornsea, HU18 1RF  
Offers in the region of £199,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Cottage
- Three Bedrooms
- No Chain

- Close to Town Centre
- Garden to Rear
- Energy Rating: D.

## LOCATION

This property fronts onto Southgate, which leads between Market Place and Rolston Road, well placed for access to the main town centre and local amenities.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

## ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing to all but one window and is arranged on two floors as follows:

### LOUNGE

13'2" x 14'2"

With one central heating radiator and UPVC entrance leading to Southgate.

### KITCHEN

16'3" x 9'1"

With fitted base and wall units incorporating work surfaces with an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level hob with cooker hood over, rear entrance door and one central heating radiator.

### SIDE ENTRANCE HALL

7'6" 12'5" overall

With the UPVC side entrance door, stairs leading to the first floor and one central heating radiator.

### FIRST FLOOR

### LANDING

With two built in storage cupboards, one central heating radiator and doorways to:

### BEDROOM 1 (FRONT)

13'6" x 10'2"

With one central heating radiator.

### BEDROOM 2 (REAR)

10'9" x 9'2"

With a built in cupboard housing the central heating boiler and one central heating radiator.

### BEDROOM 3 (SIDE)

7'5" x 14'

With one central heating radiator.

### W.C.

5'5" x 5'2"

With a low level W.C., pedestal wash hand basin and one central heating radiator.

### SHOWER ROOM

11' x 9'7" overall

With built in cupboards, a walk in shower, bidet, pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

### OUTSIDE

Whilst the cottage fronts onto the pavement there is an archway leading along the side of the property to the rear garden.

To the rear is an enclosed garden with lawn, mature planting and an ornamental well.

### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved 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 A.



Total area: approx. 91.2 sq. metres (982.1 sq. feet)