Quick & Clarke

PROPERTY SPECIALISTS

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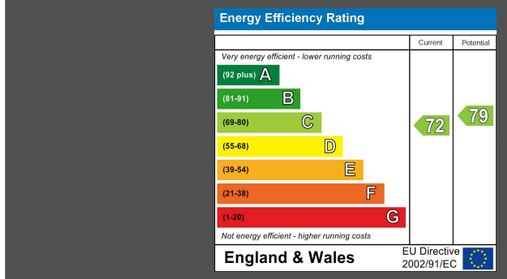

53 Rolston Road, Hornsea, HU18 1TA

Offers in the region of £210,000

- No chain
- Two/three bedrooms
- Conservatory extension
- Block paved parking drive
- Energy Rating - TBC
- Well presented throughout
- Modern kitchen & bathroom
- Attractive rear garden
- Garage

LOCATION
This property fronts onto Rolston Road on the Southern side of Hornsea within a popular residential 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 UPVC double glazing, a recently recovered roof with UPVC facias and soffits, has mains gas central heating via hot water radiators and is arranged on two floors as follows:

ENTRANCE HALL
5'10" narrowing 2'7" x 20'7"
With Upvc front entrance door, dado rail, stairs leading to the first floor incorporating an understairs storage cupboard, laminate flooring, one central heating radiator and a UPVC side entrance door.

CLOAKS/W.C.
With a vanity unit housing the wash hand basin with tiled splashbacks, low level W.C. and one central heating radiator

LOUNGE
11'10" x 15'10"
With a gas fire set in a conglomerate hearth and inset with matching surround and one central heating radiator.

DINING ROOM (OR BEDROOM 3)
11'10" x11'10"
With dado rail, laminate flooring, one central heating radiator and sliding patio door to:

CONSERVATORY
8'2" x 9'6"
With a brick base and double glazed windows with a pitched polycarbonate covered roof, laminate flooring and double French doors to the garden.

KITCHEN
7'10" x 10'6"
With a good range of base and wall units incorporating worksurfaces with space for a fridge and washing machine, worksurfaces with an inset 1 1/2 bowl stainless steel sink unit, a slot in gas cooker, tiled splashbacks, downlighting to the ceiling and laminate flooring.

FIRST FLOOR

LANDING AREAS
With a deep built in storage cupboard and a additional built in airing cupboard which houses the central heating boiler, dado rail and doorways to:

BEDROOM 1 (FRONT)
13'5" x 11'11"
With built in storage cupboards incorporating a central heating radiator and central heating radiator to the bedroom.

BEDROOM 2 (REAR)
11'11" x 9'10"
With one central heating radiator.

BATHROOM/W.C.
7'9" x 6'9"
With a modern suite comprising of a panelled bath incorporating a plumbed shower over and screen above, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls and a ladder towel radiator.

OUTSIDE
The property fronts onto an easy to maintain foregarden with slate surfaces behind a dwarf walled frontage and there is a long block paved parking drive which leads past the bungalow through double opening gates to meet a detached concrete sectional garage 8'8" x 16'4" with up and over main door (NB. the front door lock to the garage does not have a key), side personal door, power and light laid on.

To the rear is an attractive garden with a lawn, boarders with a number of shrubs and a large paved patio to the rear of the garden. There is also external lighting and an outside cold water tap.

EXTRAS
A host of extras including white goods and furnishings are available by negotiation.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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