Quick & Clarke

PROPERTY SPECIALISTS

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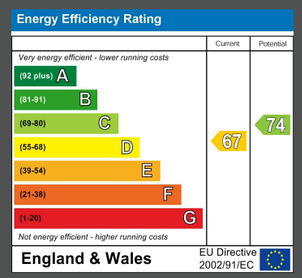


2 Draycott Avenue, Hornsea, HU18 1HH

Offers in the region of £220,000

- Detached dormer bungalow
- Ground floor bedroom
- In need of some updating & TLC
- Garage
- No chain
- Spacious L-shaped lounge & dinning room
- Two first floor bedrooms
- Plenty of parking
- Gardens front & side
- Energy Rating - D

LOCATION
This property is located on Draycott Avenue, which leads between St. Nicholas Drive and Northgate 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 mains gas central heating via hot water radiators from a modern Combi boiler, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL
6'4" x 16'1"
With UPVC entrance door and side panel, stairs leading off incorporating a storage cupboard under, one central heating radiator and doorways to:

'L' SHAPED LOUNGE AND DINING ROOM
11'5" deepening to 17' x 22'9" overall
With a gas living flame effect fire set in an inset and hearth with surround, sliding patio door to the garden and two central heating radiators.

INNER HALL
With doorways to:

KITCHEN
11'9" x 7'9"
With base and wall units incorporating worksurfaces with an inset 1 1/2 bowl stainless steel sink unit, tiled splashbacks, space for a fridge and freezer, built in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine and UPVC side entrance door.

SEPARATE W.C.
With half height tiling to the walls and a low level W.C.

GROUND FLOOR BEDROOM (3)
10'11" x 11'4"
With one central heating radiator.

FIRST FLOOR

LANDING
With built in cupboards, one of which houses a modern central heating boiler and doorways to:

BEDROOM 1 (FRONT)
14'9" x 13'3" (net)
With fitted wardrobes, top storage cupboards and one central heating radiator.

BEDROOM 2
10'11" x 8'9"
With laminate flooring and one central heating radiator.

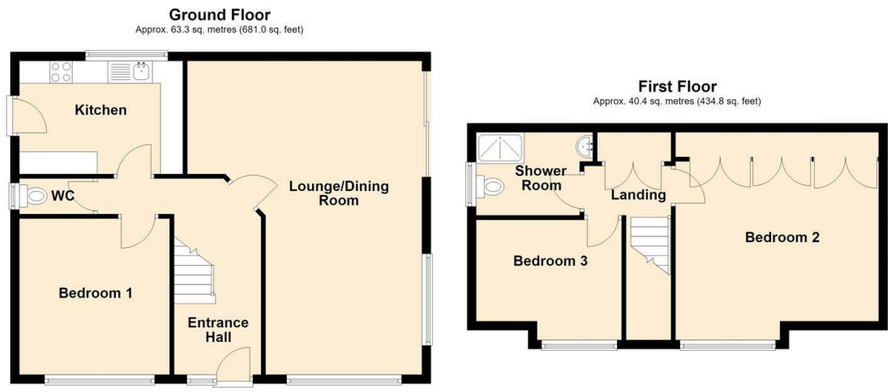
SHOWER ROOM / W.C.
7'7" x 6'1"
With a large walk in shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls and a ladder towel radiator.

OUTSIDE
The property fronts onto a generous parking court which is blocked paved and sits behind a dwarf walled frontage. The driveway leads to a single garage with up and over main door.

To the rear and side are lawned gardens which enjoy a great deal of seclusion, a decked terrace adjoins the side of the lounge and dining room with mature planting, a number of trees and there is also a covered porch to the side of the kitchen and handgates leading to the driveway.

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 D.



Total area: approx. 103.7 sq. metres (1115.7 sq. feet)