



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
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12 Mascotte Gardens, Hornsea, HU18 1RS  
Offers in the region of £89,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- No Chain
- Self contained with private entrance
- Modern bathroom
- Super location
- Allocated courtyard parking

- First floor apartment
- Spacious lounge
- Upvc double glazing
- Close to town & seafront
- Energy Rating - D

#### LOCATION

12 Mascotte Gardens is located in a small pleasant cul-de-sac which leads off Wilton Road from Burton Road and enjoys a particularly convenient location for the town's amenities.

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, individual electric room heaters and is arranged on two floors as follows:

#### PRIVATE ENTRANCE HALL

With UPVC front entrance door and stairs leading to the first floor accommodation.

#### LOUNGE

12'7" x 13'1"

With double French doors and matching side panels opening to a Juliet balcony with views towards the school playing fields and an electric room heater.

#### KITCHEN

6' x 13'

With a range fitted base and wall units incorporating worksurfaces with an inset stainless steel sink unit, tiled splashbacks a slot in electric cooker with cooker hood over, plumbing for an automatic washing machine, breakfast bar and an electric room heater.

#### BEDROOM

8'10" x 12'4"

With an electric room heater.

#### BATHROOM / W.C.

6'6" x 9'

With a three piece suite comprising of a panelled bath incorporating an electric instant shower over and screen above, vanity unit housing the wash hand basin, low level W.C., part tiling to the walls and a built in cupboard which houses the hot water tank.

#### OUTSIDE

The property has an allocated parking space within the courtyard and there is additional visitor parking.

#### TENURE

The apartment is held on a 999 year ground lease with 963 years remaining from 1990 at a fixed nominal ground rent of £10.00 per annum and the property is offered with no chain involved. The management charge for 2025 was £750.00.

#### COUNCIL TAX BAND

The council tax band for this property is band A.

# FLOOR PLAN

# TO FOLLOW