



# Quick & Clarke

PROPERTY SPECIALISTS

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

13 Willows Drive, Hornsea, HU18 1DA  
Offers in the region of £175,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- No Chain
- Well Maintained
- Wheelchair Access to Front
- Enclosed Garden to Rear
- Energy Rating - D

- Superb Town Centre Location
- Two Bedrooms
- Parking Drive
- Garage

## LOCATION

This property is located on Willows Drive, which leads from Newbegin, a short distance from the 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 Village, 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 and is arranged on one floor as follows:

### OPEN PORCH

Which is accessed via steps with an electric ramp system allowing for ease of access and also allowing for wheelchair access.

### 'L' SHAPED ENTRANCE HALL

With UPVC entrance door, access hatch leading to the roof space and one central heating radiator.

### LOUNGE

17'11" x 10'11"

With a feature electric fire and one central heating radiator.

### KITCHEN

11'10" x 9'10"

With fitted base and wall units incorporating work surfaces with an inset stainless steel sink unit and tiled splashbacks, a matching breakfast bar, built in oven and

split level hob with cooker hood over, plumbing for an automatic washing machine, space for a fridge freezer, concealed central heating boiler, downlighting to the ceiling and UPVC rear entrance door.

### BEDROOM 1 (REAR)

12' x 10'11"

With one central heating radiator.

### BEDROOM 2 (FRONT)

10'1" x 9'7"

With one central heating radiator.

### WET ROOM/W.C.

6'8" x 5'4"

With full height tiling to the walls, an electric instant shower, low level W.C., pedestal wash hand basin and a ladder towel radiator.

### OUTSIDE

The property fronts onto a low maintenance foregarden behind a dwarf walled frontage and there is off street parking. A wheelchair friendly access is located to the side of the property and is electrically operated. Beyond the driveway is the former garage which provides a useful large workshop and has a personal door the front, side personal door, power and light laid on.

To the rear of the property steps lead down to a paved patio with a lawned garden beyond with a decked sun terrace. There is also a greenhouse and an outside cold water tap.

### 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 B.

GROUND FLOOR

