



# Quick & Clarke

PROPERTY SPECIALISTS

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

21 Farrants Way, Hornsea, HU18 1DG  
Offers in the region of £399,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Choice Corner Plot
- Spacious Accommodation
- Four Bedrooms (Two En-Suite)
- Delightful Gardens

- Executive Residential Development
- Three Reception Rooms
- Double Garage and Parking
- Energy Rating: C

## LOCATION

This property enjoys a super location in a choice plot on Farrants Way, enjoying a great deal of privacy in a town centre location. Farrants Way leads off Westgate on the Western side of the town.

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 and is arranged on two floors as follows:

### CANOPY PORCH

With external light.

### ENTRANCE HALL

With composite front entrance door, double doors leading through to the lounge, dining room and study, inner hallway with stairs leading off incorporating cupboard under, one central heating radiator and doorways to:

### CLOAKS/W.C.

6'3" x 3'9"

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

## LOUNGE

11'3" x 19'1"

Plus a bow window to the front. Double doors lead from the hallway, an electric fire set on a granite hearth and inset with surround, two central heating radiators and UPVC double doors to the conservatory.

## CONSERVATORY

9'2" x 11'10"

With a brick base and UPVC double glazed windows with a pitched glass roof and double doors to the patio.

## KITCHEN

9'2" x 15'9"

Which is open plan to the dining room and incorporates an extensive range of base and wall units incorporating solid oak fronts and contrasting work surfaces with matching splashbacks and an inset 1 1/2 bowl sink unit, Neff appliances including a built in oven and combination microwave oven above, induction hob with glass splashback and extractor over. There is a matching breakfast bar, ceramic tile floor covering, one central heating radiator and open square archway to:

## DINING ROOM

8'3" x 10'5"

Plus a bow window overlooking the rear garden. Double doors leading to the hallway and one central heating radiator.

## UTILITY ROOM

6' x 5'2"

With fitted base and wall units incorporating work surfaces, plumbing for automatic washing machine, wall mounted central heating boiler, ceramic tiled flooring and UPVC rear entrance door.

## STUDY

7'8" x 11'

With double doors leading from the hallway, personal door to the garage and one central heating radiator.

## FIRST FLOOR

## LANDING

Which is part galleried. With an access hatch leading to the roof space, there is a built cylinder/airing cupboard and one central heating radiator.

## MASTER BEDROOM

11'3" x 11'7"

With one central heating radiator and an open archway leads to:

## DRESSING AREA

With one central heating radiator and doorway to:

## EN-SUITE SHOWER ROOM

4'8" x 7'2"

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

## BEDROOM 2 (FRONT)

14'1" x 11'1"

With two central heating radiators and doorway to:

## EN-SUITE SHOWER ROOM

6'9" x 4'1"

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

## BEDROOM 3 (REAR)

9'10" x 10'5"

With one central heating radiator.

## BEDROOM 4 (REAR)

7'9" x 10'4"

With one central heating radiator.

## FAMILY BATHROOM/W.C.

6'9" x 6'4"

With a panelled bath incorporating mixer taps and hand shower over with screen above, low level W.C., pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

## OUTSIDE

The property fronts onto a block paved and tarmacadam driveway which leads to a double garage (17'9" x 17'10") with twin up and over main doors, personal door to the study, power and light laid on.

The rear garden enjoys a great deal of privacy and is of particularly generous proportions with an extensive paved patio which wraps around the side of the kitchen to the conservatory and beyond this is a raised, mainly lawned garden with a fenced surround, mature trees and a summerhouse. There is external lighting, outside cold water tap and a garden store.

## 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 E.



Total area: approx. 170.1 sq. metres (1830.5 sq. feet)