



# QUICK&CLARKE

The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: [hornsea@qandc.net](mailto:hornsea@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**Woodbine Cottage Cliff Lane, Mappleton HU18 1XX**  
**Offers in the region of £295,000**

- T w o B e d r o o m e d Bungalow
- Separate One Bedroomed Annex - Holiday Let Potential
- Lovely Gardens
- Plenty of Parking
- Beautifully Appointed Throughout
- Close to the Beach
- Simply Must be Viewed!
- No Chain
- H o s t o f E x t r a s b y N e g o t i a t i o n
- Energy Rating - F

Beautifully appointed accommodation throughout, a real must view property set in a superb seaside location. A delightful two bedroomed bungalow just a stones throw from the beach with a stunning separate annex which has been a successful holiday let for the current owners, yet equally great for visitors, a teenage pad or relatives, plenty of parking and easy to maintain gardens. No Chain.

**LOCATION**  
Enjoying a prime position for access to Mappleton Beach this property fronts onto Cliff Lane which leads from Main Street.

A good range of local shops, schooling for all ages and a host of recreational facilities are available in the nearby seaside town of Hornsea which lies about 2.5 miles by road to the north of the village.

**ACCOMMODATION**  
In immaculate condition, the accommodation has LPG gas central heating, Upvc double glazing and is arranged over one floor as follows:

**ENTRANCE HALL / UTILITY ROOM**  
10'9" x 6'7" (3.28m x 2.01m)  
With a composite entrance door, fitted worksurface with plumbing for automatic washing machine, column radiator and built in cupboard housing the central heating boiler.

**DINING KITCHEN**  
12'2" x 14'9" (3.71m x 4.50m)  
With an excellent range of fitted base and wall units with contrasting worksurfaces and an inset 1 1/2 bowl ceramic sink unit, built in double oven and split level induction hob, breakfast bar, built in dishwasher and fridge freezer, ceiling cove, extractor fan and one column radiator.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

**CENTRAL HALL**  
With double doors leading to the snug and doorways to.

**LOUNGE**  
14'9" x 13'4" (4.50m x 4.06m)  
With a log burning stove, ceiling cove, laminate flooring and one radiator.

**BEDROOM 1**  
13'8" x 10'1 (4.17m x 3.07m)  
With ceiling cove and one radiator.

**BEDROOM 2**  
13'8" x 7'4" (4.17m x 2.24m)  
With ceiling cove and one radiator.

**SNUG**  
9'10" x 8'5" (3.00m x 2.57m)  
With double French doors leading to the garden, ceiling cove and one radiator.

**BATHROOM/W.C.**  
10'2" x 5'8" (3.10m x 1.73m)  
With a four piece suite comprising of a free standing roll top bath, walk in shower, wash hand basin, W.C., downlighting to the ceiling, full height tiling to the walls and a ladder radiator.

**OUTSIDE**  
A gated driveway leads past the property to a large courtyard area providing plenty of off street parking. There is also a store located to the front of the Annex.

To the rear is an attractive garden which enjoys a great deal of privacy, low maintenance surfaces with artificial lawn, pergola and a raised decked sun terrace which adjoins the parking area.

There are also external power points and outside water taps.

**ANNEX**  
Providing an excellent opportunity to be used as a holiday let with good revenue potential. The annex has been a very successful holiday let for the current owner and they are happy to provide additional information to any potential purchaser of income should this be of interest.

In immaculate condition, the annex has LPG gas central heating, Upvc double glazing to all but the roof lights and is arranged over two floors as follows:

**KITCHEN**  
11'6" x 7' (3.51m x 2.13m)  
With composite entrance door. There is a good range of fitted base and wall units incorporating an inset 1 1/2 bowl ceramic sink unit, integrated dishwasher, fridge freezer, built in oven and split level hob with extractor over, tiled splashbacks, plumbing for automatic washing machine and under stairs storage cupboard.

**LOUNGE**  
10'9" x 10' (3.28m x 3.05m)  
With a staircase leading to the first floor, two wall light points and one central heating radiator.

**BEDROOM 1**  
10'9" x 9' (3.28m x 2.74m)  
With one radiator.

**SNUG**  
14'4" x 8'3" (4.37m x 2.51m)  
With some sea views, two roof lights and one radiator.

**BATHROOM/W.C.**  
7'9" x 7'1" (2.36m x 2.16m)  
With a roll top bath with shower over, pedestal wash hand basin, W.C., heated towel rail, extractor fan and roof light.



**OUTSIDE**  
There is an enclosed garden to the rear of the annex with fenced boundaries, artificial lawn, gravelled area and decking.

**EXTRAS**  
There are a host of extras available by negotiation, including furnishings, contents, garden equipment to name but a few.

**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.

