



# Quick & Clarke

PROPERTY SPECIALISTS

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Oakengates Springbank Avenue, Hornsea, HU18 1ED  
Offers in the region of £450,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Spacious detached home
- 18ft dining kitchen
- Two reception rooms
- Office and games room to the second floor
- Delightful, generous rear garden with southerly aspect
- Super location
- Utility Room
- Four double bedrooms
- Excellent parking & garage
- Energy Rating - D

Enjoying one of Hornsea's most sought after locations, this superb, spacious home offers beautifully appointed accommodation over three floors, with an 18ft dining kitchen, two reception rooms, four double bedrooms along with a spacious family bathroom with four piece suite. A fixed staircase leads to the second floor providing further accommodation currently used an office and gaming room.

Set in a generous garden plot with plenty of parking, garage and southerly rear aspect to the rear - this home simply must be viewed!

#### LOCATION

Enjoying one of Hornsea's most sought after locations, this property fronts onto Springbank Avenue, a private road which leads off Atwick Road, and together with The Leys and Westwood Avenue offer a great variety of individual homes in a very mature yet convenient setting.

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 with twin zoned controls, Upvc double glazed windows (to all but the Velux roof lights which are double glazed with hardwood frames) and is arranged on two floors as follows:

#### OPEN PORCH

With external light, hardwood front entrance door and matching side panel with a feature stained glass window.

#### ENTRANCE HALL

15' x 6'5"  
With oak parquet flooring, stairs leading off with cupboard under, deft rack and one central heating radiator.

#### CLOAKS/W.C.

With a white suite comprising of a vanity unit housing a wash hand basin, W.C., oak parquet flooring and one central heating radiator.

#### THROUGH LOUNGE

12' x 15'11"  
With a gas fire set in a conglomerate hearth and inset with timber surround, Upvc double patio doors and matching side panels overlooking the rear garden and leading out into a part covered sun terrace, oak parquet flooring and one central heating radiator.

#### DINING ROOM

11'6" x 10'11"  
With oak parquet flooring and one central heating radiator.

#### DINING KITCHEN

18' x 12'8" overall  
With a good range of fitted base and wall units which incorporate contrasting work surfaces with an inset 1 1/2 bowl sink and tiled splashbacks, built in double oven cooker and gas hob with cooker hood over set into a recess, ceramic tile flooring with underfloor heating, Upvc double French doors leading out onto the rear patio and one central heating radiator.

#### UTILITY ROOM

5'10" x 7'5"  
With fitted base and wall units incorporating worksurfaces, plumbing for an automatic washer and space for a tumble dryer, ceramic tile flooring and a deep walk in cloaks cupboard which also houses the gas central heating boiler.

#### FIRST FLOOR

##### SPACIOUS LANDING

With stairs leading off to the second floor, built in cylinder/airing cupboard and one central heating radiator.

##### BEDROOM 1

12' x 15'11"  
With Upvc double French doors and matching side panels overlooking a covered balcony which provides a pleasant Southerly outlook, ceiling cove and one central heating radiator.

##### BEDROOM 2 (REAR)

11'6" x 10'11"  
With ceiling cove, understairs cupboard and one central heating radiator.

#### BEDROOM 3

12'5" x 10'1"  
With access hatch to a useful under eaves storage area, further hatch to the top roof space and one central heating radiator.

#### BEDROOM 4

11'3" x 8'1"  
With a fitted cupboards and worksurfaces, ceiling cove and one central heating radiator.

#### BATHROOM / W.C

15'6" x 6'5" overall  
With a white suite comprising a corner shower cubicle with mermaid boarding and Mira electric instant shower, a panelled bath, pedestal wash hand basin and low level W.C., half height tiling to the walls downlighting to the ceiling, shaver point, a ladder style hot towel rail, Karndean flooring and one central heating radiator.

#### SECOND FLOOR

##### LANDING

With access doors to useful storage areas, Velux rooflight and doorways to:

##### OFFICE

8'3" x 9'  
A fantastic space to work from home. With sloping ceilings incorporating a Velux rooflight.

##### GAMES ROOM

7'7" x 8'8"  
With sloping ceilings incorporating a Velux rooflight, downlighting to the ceiling and access door to a useful storage area.

#### OUTSIDE

The house enjoys low maintenance foregardens with gravelled parking areas providing plenty of off street parking for several vehicles and leading to the integral garage (9' x 18'9") with an up and over main door, side personal door, power and light laid on, the garage is currently subdivided to provide a workshop area to the rear.

To the rear is a good sized lawned garden with benefits from a particularly private Southerly aspect and includes mature borders, a generous lawn, paved patio with pergola, and a further terrace adjoins the rear of the lounge. There are also external lights, an outside cold water tap, and a two garden sheds.

#### 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 the property is band E.

