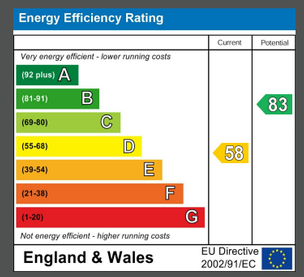
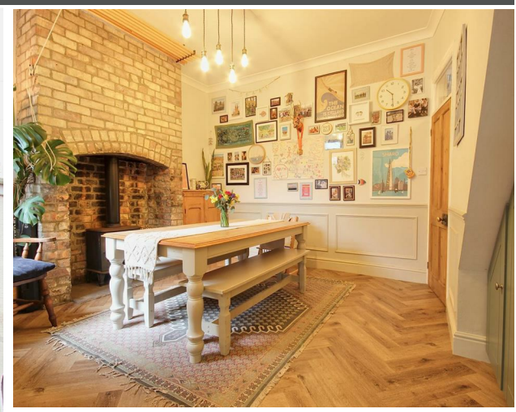
Quick & Clarke

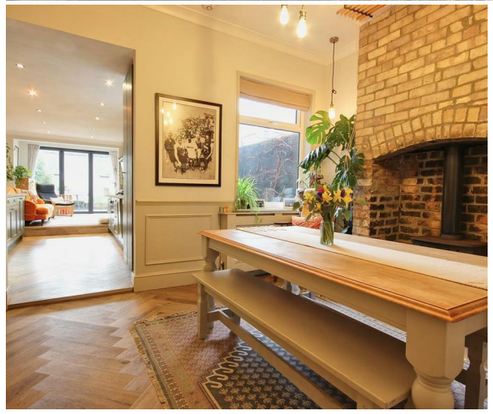
PROPERTY SPECIALISTS

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

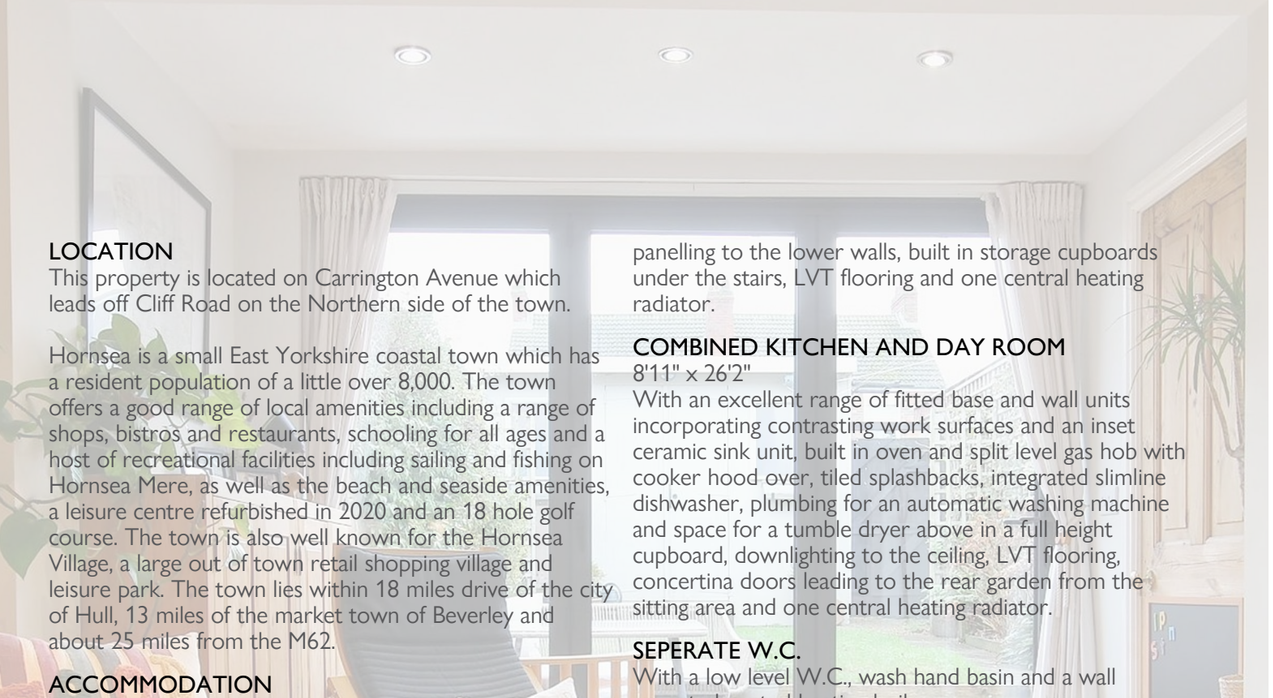


19 Carrington Avenue, Hornsea, HU18 1JQ
Offers in the region of £199,950





- Beautifully Presented Home
- Well Proportioned Accommodation
- 26ft Day Room & Kitchen
- Modern First Floor Bathroom
- Must be Viewed
- Attractive Traditional Features
- Lounge & Dining Room
- Downstairs w.c
- South Facing to Rear
- Energy Rating - TBC



LOCATION
This property is located on Carrington Avenue which leads off Cliff Road on the Northern 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 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 gas central heating via hot water radiators, recently upgraded UPVC double glazed replacement windows (January 2025 and enjoying the remaining guarantees) and the property is arranged on two floors as follows:

FRONT PORCH
With entrance door and inner door to:

ENTRANCE HALL
3'4" narrowing to 2'10" x 12'3"
With stairs leading off, LVT flooring and a traditional style radiator.

LOUNGE
11'5" x 12' deepening to 14'8" in the box bay wind
With a cast iron basket grate open fire with hearth and surround, picture rail, bespoke fitted blinds to the lower windows in the box bay and one central heating radiator.

DINING ROOM
15'4" x 12' overall
With an exposed brick full height chimney breast incorporating a multi-fuel stove with stone hearth, panelling to the lower walls, built in storage cupboards under the stairs, LVT flooring and one central heating radiator.

COMBINED KITCHEN AND DAY ROOM
8'11" x 26'2"
With an excellent range of fitted base and wall units incorporating contrasting work surfaces and an inset ceramic sink unit, built in oven and split level gas hob with cooker hood over, tiled splashbacks, integrated slimline dishwasher, plumbing for an automatic washing machine and space for a tumble dryer above in a full height cupboard, downlighting to the ceiling, LVT flooring, concertina doors leading to the rear garden from the sitting area and one central heating radiator.

SEPERATE W.C.
With a low level W.C., wash hand basin and a wall mounted central heating boiler.

FIRST FLOOR

LANDING
With one central heating radiator and doorways to:

BEDROOM 1 (FRONT)
15'4" x 12' deepening to 14'8" in the box bay wind
With fitted wardrobes and top storage cupboards along one wall, an ornamental basket grate fire with surround and an ornate tiled inset and one central heating radiator.

BEDROOM 2 (REAR)
9'6" x 12'
With dado rail and one central heating radiator.

BEDROOM 3 (REAR)
9'3" x 9'8"
With one central heating radiator.

BATHROOM
6' x 6'1"
With a 'P' shaped panelled bath with plumbed shower over and screen above, pedestal wash hand basin, part tiling to the walls, travertine flooring and a ladder towel radiator.

SEPARATE W.C.
With a low level W.C.

OUTSIDE
The property fonts onto a small forecourt garden which incorporates a brick frontage and raised flowerbed.

To the rear is a pleasant well secluded garden which benefits from a Southerly aspect along with a paved patio and a raised lawned garden beyond and is enclosed by a walled and fenced surround. There is also a hand gate that leads from the rear garden providing access along the side and rear of the terrace.

COUNCIL TAX BAND
The council tax band for this property is band A.

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.

AGENTS NOTE
In accordance with the 1979 Estate Agents Act, we confirm that the vendors of this property are related to a members of staff of Quick & Clarke (Hornsea) Ltd.

FLOOR PLAN

TO FOLLOW