Quick & Clarke

PROPERTY SPECIALISTS

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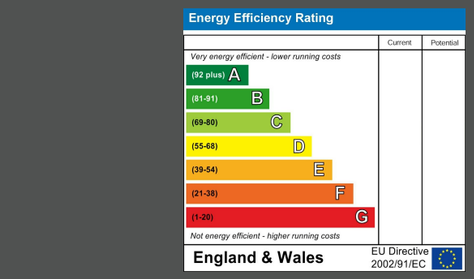
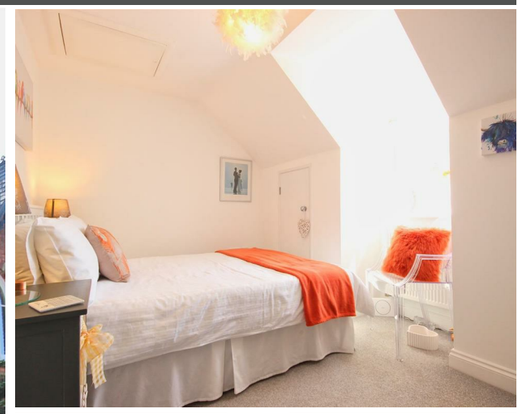


Dawn Cottage 1a Westgate, Hornsea, HU18 1BN

Offers in the region of £295,000



- Superb detached home
- Town centre location
- Beautiful dining kitchen
- South West facing garden to rear
- Simply must be viewed
- Attractive cottage style design
- 18ft sitting room
- Bathroom with four piece suite
- Driveway & Garage/workshop
- Energy Rating -

LOCATION
The property fronts onto Westgate with rear access to Back Westgate, a convenient central location with just a short walk from the town centre.

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, UPVC double glazed sash windows, double glazed conservation Velux roof lights, and is arranged on two floors as follows:

ENTRANCE HALL
With a hardwood entrance door, one central heating radiator and doorway to:

SITTING ROOM
11'9" x 18'
With a log burner set in a brick recess and surround with stone hearth, a useful cupboard with space for computer/printer and shelves above and two central heating radiators.

DINING KITCHEN
11'11" x 16'6" overall
With a range of base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl sink unit, a double oven with an induction hob and cooker hood over, integrated slimline dishwasher, integrated fridge and slimline wine fridge, to the dining area is a multi-fuel log burner set in a recess with stone mantle over, stone flooring and one central heating radiator.

UTILITY ROOM
5'10" x 5'3"
With base and wall units incorporating worksurfaces with an inset stainless steel sink unit, pluming for an automatic washing machine and space for an undercounter freezer, a wall mounted central heating boiler, stone flooring and one central heating radiator.

REAR HALL
With stone flooring, one central heating radiator and doorway to the rear garden.

CLOAKS / W.C.
With a low level W.C., wash hand basin with splashback, stone flooring and one central heating radiator.

FIRST FLOOR

LANDING
With built in storage and doorways to:

BEDROOM 1
9'2" x 11'2" deepening to 18' in the dormer window
Large built in triple wardrobe and two built in smaller wardrobes, dual aspect windows and one central heating radiator.

BEDROOM 2
11'7" x 6'10" excluding the gabled dormer recess
With built in under-eaves storage cupboards, access hatch to the roof space which is part boarded with a loft ladder and one central heating radiator.

BEDROOM 3
11'7" x 7'4"
With built in shelves and storage cupboard and one central heating radiator.

BATHROOM / W.C.
7'3" x 7'11"
With a corner shower cubicle with full height tiling, twin ended panelled bath with mixer taps, low level W.C., wash hand basin, part tiling to the walls, ceramic tiled flooring, downlighting and a towel radiator.

OUTSIDE
The property sits behind a walled frontage with wrought iron hand gate and pathways leading to either side of the property and providing access to the secure rear garden.

To the rear of the property is an attractive, easy to maintain garden with a large raised sun terrace with paved surfaces and pergola enjoying a lovely south west facing aspect. Beyond the patio are gravelled garden areas with attractive planting.

A parking drive incorporating electric gates leads from Back Westgate to a brick built garage/workshop with main door, power and light laid on. There are also external power points, lighting and 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 C.