



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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St Andrews Football Green, Hornsea, HU18 1RA
Offers in the region of £465,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Handsome residence close to the town centre
- Flexible living spaces
- 18ft Garden room
- En-Suite to master bedroom
- Delightful gardens, plenty of parking & garage

- Superb accommodation throughout
- Two reception rooms
- Stunning day room & kitchen
- Fitted wardrobes to all bedrooms
- Energy Rating - D

LOCATION

This property fronts onto football green which leads off Southgate, close to most local amenities.

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 windows to all but the garden room which has two double glazed Velux rooflights with hardwood frames and is arranged on two floors as follows:

PORCH

With double opening original timber doors and stained glass fan light above, internal door incorporating feature leaded stained glass details with matching panels to either side and opening to:

ENTRANCE HALL

With an engineered oak floor, stairs leading off incorporating storage cupboard under, additional deep built in pantry cupboard, dado rail and a traditional style radiator.

CLOAKS / W.C.

With a concealed cistern, vanity unit housing the wash hand basin, timber panelling to the lower walls, downlighting to the ceiling and a ladder radiator.

LOUNGE

12'11" x 14'7" plus a box bay to the front

A wood burning stove set in a recess with tiled hearth and slim timber mantle above, fitted shelves to either side of the chimney breast and two central heating radiators.

SITTING ROOM

11'11" x 13'6"

With a basket grate fire set in an ornate tiled insert with hearth and an attractive surround, built in cupboards with shelves above to either side of the chimney breast, one central heating radiator and double doors to:

GARDEN ROOM

18'8" x 14'5"

(Currently used as an art studio). With two double glazed Velux roof lights to a semi-vaulted ceiling incorporating downlighting, two sets of hardwood double glazed French doors leading to the rear garden and one central heating radiator.

OFFICE

With a built in desk, large window overlooking the rear garden, picture rail and one central heating radiator.

COMBINED KITCHEN, DINING AND DAY ROOM

21'8" x 18'9" overall

With an extensive range of fitted base and wall units incorporating an inset 1 1/2 bowl sink with conglomerate drainer, granite worksurfaces and timber work surface to the breakfast bar, a Range style cooker with cooker hood over, integrated fridge freezer and dishwasher, tiled splashbacks, laminate flooring, a ladder radiator and to the day room are double French doors leading to the garden and two central heating radiators.

UTILITY ROOM

7'9" x 5'

With base and wall units incorporating worksurfaces with a stainless steel sink unit and tiled splashbacks, plumbing for an automatic washing machine and space for a tumble dryer, laminate flooring, a ladder radiator and composite side entrance door.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space, a built in airing cupboard, dado rail and doorways to:

MASTER BEDROOM

12'11" x 13'5"

With an excellent range of fitted wardrobes incorporating top storage cupboards, one central heating radiator and doorway to:

EN-SUITE

6'4" x 9'2"

With a large independent walk in shower cubicle with shower boarding to the walls, low level W.C., pedestal wash hand basin, part tiling to the walls, downlighting to the ceiling, LVT flooring and one central heating radiator.

BEDROOM 2

11'11" x 11'9"

With fitted wardrobes, built in storage cupboard and one central heating radiator.

BEDROOM 3

9'10" x 12'10"

With fitted wardrobes, built in desk and one central heating radiator.

BEDROOM 4

9'7" x 8'

With fitted wardrobes and one central heating radiator.

BATHROOM / W.C.

11'11" x 6'10"

With a four piece suite comprising of a corner shower cubicle incorporating a hand shower and rain shower above with shower boarding to the walls, a panelled bath, pedestal wash hand basin, low level W.C., part tiling to the walls, downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto an attractive foregarden with mature planting and trees and wraps around to meet the Southern side of the property. There is a blocked paved parking drive which provides plenty of parking with an additional gravelled parking / turning court, the driveway leads to a single detached brick built garage with up and over main door, side personal door, power and light laid on.

To the rear is a particularly attractive garden which enjoys a great deal of seclusion with mature shrubs, trees, paved patio, a sun terrace and further gravelled surfaces along with a generous lawn and hand gates lead to either side of the property. There is also external lighting and an 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 E.

