



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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165 Ashcourt Drive, Hornsea, HU18 1HR
Offers in the region of £169,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- No chain
- Modern accommodation
- Coaks/w.c
- Parking
- Adjoining fields to the rear

- Great first time purchase or investment
- Dining kitchen
- Three double bedrooms
- Enclosed garden to the rear
- Energy Rating: B

LOCATION

This property is located at the most northern end of Ashcourt Drive, which leads from Eastgate.

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 glazing (to all but three Velux roof lights which are double glazed) and is arranged on three floors as follows:

LOUNGE

11'10" x 14'11"

With a composite front entrance door, built in understairs cupboard and one central heating radiator.

INNER HALL

With stairs leading off and doorways to:

CLOAKS / W.C.

With a low level W.C., pedestal wash hand basin with tiled splashback and one central heating radiator.

DINING KITCHEN

11'10" x 7'9"

With base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, concealed central heating boiler, double French doors to the rear garden and one central heating radiator.

FIRST FLOOR

BEDROOM 2 (FRONT)

11'9" x 10'6"

With one central heating radiator.

BEDROOM 3 (REAR)

11'9" x 8'10"

With one central heating radiator.

BATHROOM / W.C.

5'6" x 7'11"

With a modern suite comprising of a panelled bath with shower over, low level W.C., pedestal wash hand basin, part tiling to the walls and one central heating radiator.

SECOND FLOOR

With a small landing with a built in cupboard and doorway to:

BEDROOM 1

8'4" x 20'9"

With three double glazed Velux roof lights incorporating blinds, built in storage cupboard and one central heating radiator.

OUTSIDE

To the front of the property is an allocated paved parking space with a pathway leading along the side with hand gate to the rear garden.

To the rear is a paved patio and a lawned garden beyond which adjoins open fields, incorporates a fenced surround and there is 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 B.