



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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3 High Bow, Hornsea, HU18 1DJ
Offers in the region of £275,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	89
England & Wales	EU Directive 2002/91/EC	

- Four Bed Link-Detached Town House
- Very Convenient yet Peaceful Location
- Master Bedroom with Ensuite Shower Room
- Front Parking Bay, Car Port & Garden with Patio

- Located Within A Very Popular Mews Development
- Lounge & Well Equipped Dining Kitchen
- Utility, Cloaks/W.C. & First Floor Bathroom
- Energy Rating - C

LOCATION

This property forms part of what has proved to be a very popular small mews style development which leads off Back Westgate in a very convenient location that is just a short walk from the main town centre and Hornsea Mere.

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 Freeport, 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 mains gas central heating via hot water radiators, uPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

3'9" x 4'8" overall

With front entrance door with outside light, stairs leading off and one central heating radiator.

LOUNGE

11'7" x 13'8" overall

With understairs cupboard leading off and one central heating radiator.

DINING KITCHEN

11'7" x 14' overall

With a good range of matching base and wall units with contrasting worksurfaces, an inset 1 1/2 bowl stainless steel sink and tiled splashbacks, built in Electrolux oven and ceramic induction hob with cooker hood over, integrated dishwasher, space for an upright fridge freezer,

double French doors with matching side panels overlooking the rear garden, downlighting to the ceiling and one central heating radiator.

UTILITY ROOM

4'5" x 9'3" overall

With fitted worksurface, plumbing for an automatic washer, space for a tumble dryer, a wall mounted Vaillant gas central heating boiler, rear entrance door and one central heating radiator.

CLOAKS/W.C.

3'2" x 6'7"

With a white suite comprising a low level w.c. and pedestal wash hand basin with tiled splashback, and one central heating radiator.

FIRST FLOOR

LANDING

With access hatch to the roof space, one central heating radiator and doorways to:

MASTER BEDROOM 1 (FRONT)

11'9" x 15'8" overall

With doorway leading through to the ensuite and one central heating radiator.

ENSUITE SHOWER ROOM

6'5" x 7'10" overall

With a three piece white suite comprising a tiled shower cubicle, pedestal wash hand basin and low level w.c., part tiled walls, downlighting, shaver point and one central heating radiator.

BEDROOM 2 (REAR)

8'5" x 12'3"

With one central heating radiator.

BEDROOM 3 (FRONT)

9'8" x 7'9"

With one central heating radiator.

BEDROOM 4 (REAR)

6'7" x 8'9"

With one central heating radiator.

FAMILY BATHROOM

5'11" x 6'11"

With a three piece white suite comprising a panelled bath with mixer taps, shower and shower screen above, pedestal wash hand basin and low level w.c., part tiled walls, shaver point, downlighting and one central heating radiator.

OUTSIDE

There is a block paved FORECOURT/PARKING area which provides access to a CAR PORT which measures about 9' x 17' with a block paved surface and light. To the rear is a pleasant lawned garden which incorporates a paved patio, a brick screen wall across the rear, external lights, cold water tap and an outside power point.

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.

