



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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10 Tansley Lane, Hornsea, HU18 1TS
Offers in the region of £259,950



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		
England & Wales	EU Directive 2002/91/EC	

- Spacious Detached House
- Breakfast Kitchen
- No Chain
- Double Garage
- Great Deal of Privacy to Rear

- Two Reception Rooms
- Generously Proportioned
- Plenty of Parking
- South Facing Garden to Rear
- Energy Rating - D

A spacious detached home with double garage and well secluded south facing rear garden. Must be viewed.

LOCATION

This property enjoys a choice position on Tansley Lane with a southerly rear aspect. Tansley Lane leads of Rolston Road on the southern side of Hornsea.

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 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 briefly arranged on two floors as follows:

ENTRANCE PORCH

6'1" x 3'1"
With Upvc front entrance door and inner door to:

DINING ROOM

12' x 11'6"
With ceiling cove and centre rose, dado rail to the walls, one central heating radiator and an open archway leading through to:

INNER HALL

8' x 6'4"
With a spindled staircase leading off, ceiling cove, centre rose and doorway to:

CLOAKS/W.C.

5'9" x 6'9"
With a low level W.C., pedestal wash hand basin, understairs store cupboard and one central heating radiator.

BREAKFAST KITCHEN

8'10" x 18'6"
With Upvc side entrance door. The is fitted with base and wall units which incorporate work surfaces with breakfast bar, inset stainless steel sink, built in double oven with split level gas hob with cooker good over, tiled splashbacks, plumbing for automatic washing machine, dishwasher and a wall mounted central heating boiler.

REAR LOUNGE

21'3" x 11'8"
With a gas fire set in a surround with a marble effect hearth and inset, dado rail to the walls, ceiling cove and two centre roses, Upvc double glazed patio doors to the rear garden enjoying a Southerly aspect onto the rear garden and two central heating radiators.

FIRST FLOOR

LANDING

With built in cylinder/airing cupboard, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)

10' (net) x 11'8"
With wardrobes along one wall, deep oriel bay window to the front and one central heating radiator.

EN-SUITE SHOWER ROOM

8'4" x 4'9"
With a tiled shower cubicle, vanity unit with wash hand basin, concealed cistern w.c, full height tiling to the walls, downlights to the ceiling and one central heating radiator.

BEDROOM 2 (FRONT)

9'2" x 11'9"
With fitted wardrobes incorporating a side dresser unit and display shelves, ceiling cove and one central heating radiator.

BEDROOM 3 (REAR)

9'1" x 11'10"
With freestanding wardrobes and one central heating radiator.

BEDROOM 4 (REAR)

12' x 7'
With one central heating radiator.

BATHROOM/W.C

8'5" x 6'1"
With a panelled bath with mixer taps and shower over, vanity unit incorporating a wash hand basin, concealed cistern w/c., part tiling to the walls and one central heating radiator.

OUTSIDE

The house fronts onto a generous foregarden with a walled surround and a double width concrete strip driveway leads to the on-built double garage (17'4" x 17'2") with twin up and over roller doors, power and light laid on, a cold water tap and personal door leading out into the rear garden.

To the rear is a mainly lawned garden which incorporates a fenced surround and benefits from a well secluded Southerly aspect.

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.