



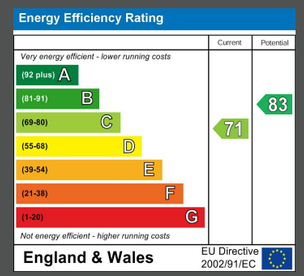




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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12 Ebor Avenue, Hornsea, HU18 1SR

Offers in the region of £155,000













- Through Lounge and Dining Room
- 3 Bedrooms
- Westerly Aspect at the Rear
- No chain
- Parking & Garage
- Well Proportioned Semi Detached House
- Requires some TLC
- Secluded mature garden
- Investment opportunity
- Energy Rating: C

LOCATION
This property fronts onto Ebor Avenue which leads of The Crescent from Trinity Road.

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 UPVC double glazed windows, gas central heating via hot water radiators and is arranged on two floors as follows:

PORCH
With UPVC outer doors and inner door to:

ENTRANCE HALL
12'3" x 7'4"
With stairs leading off incorporating a storage cupboard under and one central heating radiator.

LOUNGE AND DINING ROOM
22'10" x 12'1" deepening to 14'3" in a box bay
With a gas fire set in a conglomerate hearth and inset with surround, one central heating radiator and double UPVC French doors lead to the lean-to sun room.

LEAN TO SUN ROOM
9'6" x 8'1"
With ceramic tile floor covering and sliding patio door to the garden.

KITCHEN
10'2" x 7'4"
With base and wall units incorporating worksurfaces with a circular stainless steel sink and matching drainer, built in oven and split level gas hob with cooker hood over, personal door leading to the garage and laminate flooring.

FIRST FLOOR
With an access hatch leading to the roof space and doorways to:

BEDROOM 1 (REAR)
12'8" x 12'1"
With one central heating radiator.

BEDROOM 2 (REAR)
9'10" x 12'1"
With a built in wall cupboard and a cupboard housing the central heating boiler and one central heating radiator.

BEDROOM 3 (FRONT)
9'5" x 7'5"
With one central heating radiator.

BATHROOM / W.C.
5'5" x 7'4"
With a panelled bath incorporating an electric shower over, low level W.C., pedestal wash hand basin, full height tiling to the walls, ceramic tile floor covering a ladder towel radiator.

OUTSIDE
The property fronts onto a generous foregarden which is mainly lawned with a walled frontage and there is a parking drive leading to an on-built garage (11'1" x 20'2") with up and over main door and personal door leading to the kitchen.

To the rear is a well secluded garden which enjoys a westerly aspect and incorporates a central lawn with mature trees and shrubs.

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 A.