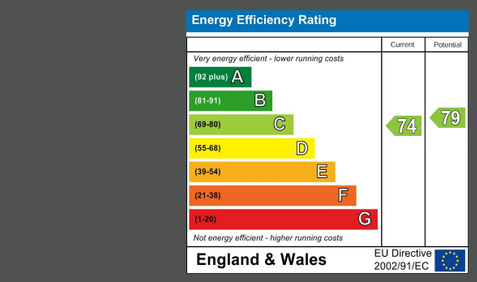
Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



8 Station Court, Railway Street, Hornsea, HU18 1QD

Offers in the region of £154,500

- Super location
- Some sea views to front
- Great first time buy
- Patio garden to rear
- Close to sea front & promenade
- No chain
- In need of a little TLC
- Energy Rating - TBC

Enjoying a convenient location close to the seafront and town centre this two bedroomed home whilst in need of a little TLC would make a great first time buy or an idea downsize in a super location.

LOCATION
This property fronts onto Railway Street (opposite to the local Police Station) and forms part of the popular. Court is just a short walk from the seafront, it is well placed for access to the main town centre and the subject property enjoys side views from the lounge and main bedroom stretching down to the sea.

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, UPVC double glazing and is arranged on two floors as follows:

CANOPY PORCH
With UPVC front entrance door opening into:

ENTRANCE HALL
3'11" x 6'2"
With stairs leading off and one central heating radiator.

LOUNGE
10'3" x 15'3" overall
With an electric living flame effect fire set in a surround, understairs cupboard leading off, double doors leading through to the kitchen and one central heating radiator. This room enjoys some sea views.

DINING KITCHEN
13'4" x 7'5"
With base, wall and display units which have pine fronts and contrasting worksurfaces with an inset 1 1/2 bowl sink, built in oven and hob, integrated fridge and freezer, automatic washing machine, a stable type split rear entrance door and one central heating radiator.

FIRST FLOOR

LANDING
With an access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)
13'4" x 11'5" overall
With one central heating radiator. This room enjoys some side sea views.

BEDROOM 2 (REAR)
6'5" x 11'7"
With one central heating radiator.

BATHROOM / W.C.
6'6" x 6'5"
With a three piece suite comprising of a panelled bath, pedestal wash hand basin and low level W.C., full height tiling to the walls, a wall mounted combi boiler and one central heating radiator.

OUTSIDE
The house incorporates a lawned foregarden with ornamental borders and a Yorkstone paved pathway leading up to the front entrance door. There is a paved patio style garden to the rear with ornamental borders, store and an adjoining parking bay with access via a tarmacadam roadway from Station Court.

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.

FLOOR PLAN

TO FOLLOW