



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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25 Northgate, Hornsea, East Yorkshire, HU18 1ES
£244,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C	69	
(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	

- 3/4 bedrooms
- Sun room
- Ground floor bedroom
- Garage
- South facing to rear

LOCATION

This property fronts onto Northgate which leads off Ashcourt Drive from Eastgate on the northern side of the town.

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 Village, 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

8'4" narrowing to 5'8" x 10'5" overall
With Upvc front entrance door, ceramic tile floor covering, stairs leading to the first floor and one central heating radiator.

LOUNGE

10'11" x 14'11"
With ceramic tile floor covering and one central heating radiator.

DINING KITCHEN

21'4" x 8'10" deepening to 12'5" in the dining are
With fitted base and wall units incorporating work surfaces with an inset sink unit, built in double oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, integrated microwave, walk in pantry under the stairs, ceramic tile floor covering, UPVC rear entrance door, a ladder radiator, one central heating radiator and open square arch leading to:

- Open plan dining kitchen
- En-suite to bed 1
- Plenty of Parking
- Well secluded rear garden
- Energy Rating - C

SUN ROOM

9'4" x 9'8"
With ceramic tile floor covering, UPVC double glazed windows, side patio door and concertina doors opening to the rear garden.

BEDROOM 4

9'9" x 10'2"
Currently used as an office. With ceramic tile floor covering and one central heating radiator.

BATHROOM/W.C.

5'5" x 6'1"
With a three piece suite comprising of a panelled bath with shower over and screen above, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls, ceramic tile floor covering and a towel radiator.

FIRST FLOOR

LANDING

With downlighting to the ceiling and doorways to:

BEDROOM 1 (SIDE)

9'7" x 10'2" deepening to 14'3" in the dressing ar
With two built in under eaves storage areas, downlighting to the ceiling and one central heating radiator.

EN-SUITE SHOWER ROOM

5'6" x 4'
With an independent tiled shower cubicle, vanity unit housing the wash hand basin and concealed cistern/W.C., full height tiling to the walls and one central heating radiator.

BEDROOM 2 (FRONT)

10'11" x 9'
With one central heating radiator.

BEDROOM 3 (REAR)

9'1" x 9'
With woodgrain effect laminate floor covering. This room is currently used as a dressing room.

OUTSIDE

The property fronts onto a generous foregarden with low maintenance surfaces and provides plenty of parking. The driveway leads to a garage and beyond this is a useful drying area.

To the rear is a paved patio with a mainly lawned garden beyond which enjoys plenty of privacy along with a 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 C.