





The Property Specialists

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109 Cliff Road, Hornsea HU18 1JB
Offers in the region of £209,950

- Well Presented Property
- Lots of Original Period Features
- Three Reception Rooms
- Modern Kitchen
- Rear Garden with Westerly Aspect
- Newly fitted carpets & blinds
- Must Be Viewed
- Short Distance From the Seafront
- Energy Rating - D

A spacious period property retaining lots of original features with three reception rooms, a modern kitchen and rear garden enjoying a westerly aspect. Well appointed accommodation which must be viewed to appreciate the space and value on offer.

LOCATION

This property fronts onto Cliff Road at the northern side of Hornsea and is a 2 minute walk from the seafront and promenade. 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 uPVC double glazed windows to all but the window lights above the patio doors in the sitting room, has mains gas central heating via hot water radiators and is arranged over two floors as follows.

ENTRANCE HALL

3'5 x 22'9 (1.04m x 6.93m)
With stairs leading off, incorporating two understairs storage cupboards, dado rail, stripped wooden flooring and one central heating radiator.

LOUNGE

13'1 x 15'11 into bay window (3.99m x 4.85m into bay window)
With an open fire incorporating an ornate tiled inset with timber surround, matching over mantle and inset mirror, ceiling cove, picture rail, centre rose, two wall lights, recently refitted carpet and one central heating radiator.

SITTING ROOM

11'2 x 12'8 (3.40m x 3.86m)
With an open fire incorporating a cast iron inset and timber surround, picture rail, two wall light points, double French doors leading to the rear garden, recently refitted carpet and a traditional style radiator.

DINING ROOM

10'8 x 15'1 (3.25m x 4.60m)
With an ornate fireplace with tiled inset and timber surround, built-in storage cupboards and drawers to the side of the chimney breast, stripped wooden flooring, traditional radiator, two wall light points and doorway to:

KITCHEN

10'9 x 13'1 (3.28m x 3.99m)
With a good range of fitted base and wall cupboards incorporating worksurfaces and matching splashbacks, an inset 1 1/2 bowl ceramic sink unit, space for a range style cooker with cooker hood over, plumbing for an automatic washing machine and dryer, concealed central heating boiler, uPVC rear entrance door, recently refitted lino floor covering and one central heating radiator.

FIRST FLOOR

LANDING AREAS

With loft access hatch, one central heating radiator, recently refitted carpet and doorways to:

BEDROOM 1 (FRONT)

16'11" x 12'11" deepening to 16'0" in the bay wind (5.16m x 3.94m deepening to 4.88m in the bay window)
A built-in wall cupboard, recently refitted carpet and two central heating radiators. Fitted blackout blinds to the windows which give glimpses of the sea.

BEDROOM 2 (REAR)

11'2 x 12'7 (3.40m x 3.84m)
With an ornamental basket grate fireplace incorporating a tiled inset and timber surround, built-in cupboard, recently refitted carpet and one central heating radiator.

BEDROOM 3 (REAR)

10'8 x 9'8 (3.25m x 2.95m)
With one central heating radiator and a recently refitted carpet. Fitted blackout blinds to the window.

BEDROOM 4 (REAR)

6'6 x 9'3 (1.98m x 2.82m)
With one central heating radiator and a recently refitted carpet.

BATHROOM / WC

6'5 x 8'6 overall (1.96m x 2.59m overal)
Panelled bath incorporating a plumbed shower over, pedestal wash hand basin, low level WC, downlighting to the ceiling, recently refitted lino floor covering and a ladder towel radiator.

OUTSIDE

The property fronts onto a small foregarden with a dwarf walled frontage and a number of shrubs. To the rear is a pleasant enclosed garden which enjoys a westerly aspect, incorporates an artificial lawn with raised beds and gravelled surfaces, along with a paved terrace to the rear. A timber built garden shed with power laid on, outside cold water tap and external power points.

COUNCIL TAX

The Council Tax Band for this property is Band B.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.