

6 Constable Road, Hornsea, East Yorkshire, HU18 1PN  
Offers in the region of £320,000

Quick & Clarke

PROPERTY SPECIALISTS



- Sea Views
- Extra Large Plot
- Utility Room & W.C
- Bathroom with Four Piece Suite
- Stunning West Facing Rear Gardens

- Superb Location
- Three Reception Rooms
- Three Fitted Bedrooms
- Excellent Parking & Garage
- Energy Rating - D

#### LOCATION

This property enjoys a lovely location fronting onto Constable Road, which leads between Chrystals Road and Eastgate, close to the North Promenade with some attractive views to the sea and not far from the town centre. The property stands in a particularly good sized plot which benefits from a well secluded Westerly aspect.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### OPEN PORCHWAY

#### ENTRANCE HALL

13'10" x 6' overall (4.22m x 1.83m overall)  
With a UPVC front entrance door, laminate flooring, stairs leading off with cupboard under and one central heating radiator.

#### LOUNGE

10'8" x 16'5" (3.25m x 5.00m)  
With a gas living flame fire set in a surround with a granite hearth and inset, double French doors leading through to the garden room, parquet flooring, ceiling cove and one central heating radiator.

#### STUDY

10'4" x 10' (3.15m x 3.05m)  
With parquet flooring, double French doors to the garden room and one central heating radiator. This room could provide a fourth/guest bedroom bedroom if required.

#### KITCHEN

8'3" x 13'3" (2.51m x 4.04m)  
With a good range of matching base and wall units which incorporating contrasting work surfaces with an inset circular stainless steel sink and drainer, tiled splashbacks, built in oven and split level five ring gas hob with a stainless steel splashback and cooker hood over, plumbing for an automatic dishwasher, tile effect laminate flooring, a walk in shelved pantry and one central heating radiator.

#### REAR HALL

With a feature arched UPVC double glazed door leading out into the rear garden, wall mounted electric heater and doorways to:

#### GARDEN ROOM

20'4" x 13'8" overall (6.20m x 4.17m overall)  
Providing a great entertaining area with Upvc double glazed windows on three sides providing super views to the rear garden with double French doors leading to the patio, laminate flooring and one central heating radiator.

#### UTILITY ROOM

6'5" x 8'5" (1.96m x 2.57m)  
With a fitted base unit incorporating a solid oak worksurface and a Belfast style ceramic sink above, tiled splashbacks, plumbing for an automatic washer, space for a tumble dryer and a wall mounted electric heater.

#### CLOAKS/W.C.

With a modern white suite comprising a w.c. and pedestal wash hand basin, full height tiling to the walls, ceramic tiling to the floor and a slimline electric panel heater.

#### FIRST FLOOR

#### LANDING

With a built in cylinder/airing cupboard, access hatch to the boarded out roof space and doorways to:

#### BEDROOM 1

10'8" x 13'8" (3.25m x 4.17m)  
Net of a deep built in wardrobe with full height sliding mirrored doors, ceiling cove, a lovely outlook over the rear garden and one central heating radiator.

#### BEDROOM 2 (REAR)

10'4" x 10' (3.15m x 3.05m)  
Excluding built in wardrobe. With fitted top storage cupboards, ceiling cove and one central heating radiator.

#### BEDROOM 3 (SIDE)

8'4" x 9'11" (2.54m x 3.02m)  
With a built in wardrobe cupboard, ceiling cove and one central heating radiator.

#### BATHROOM/W.C.

8'3" x 5'11" (2.51m x 1.80m)  
With a four piece suite comprising of a twin ended bath, corner shower cubicle, pedestal wash hand basin and close couple W.C., full height tiling to the walls, downlighting to the ceiling and a chrome ladder style hot towel rail.

#### OUTSIDE

The house incorporates a walled frontage and a private entrance leads into an extra large block paved parking court (with room for several vehicles) and also leading to a brick built single garage (8' x 16') with an up and over door, power and light laid on. There are two walled ornamental borders adjoining the side of the house which are well stocked, and there is an outside cold water tap.



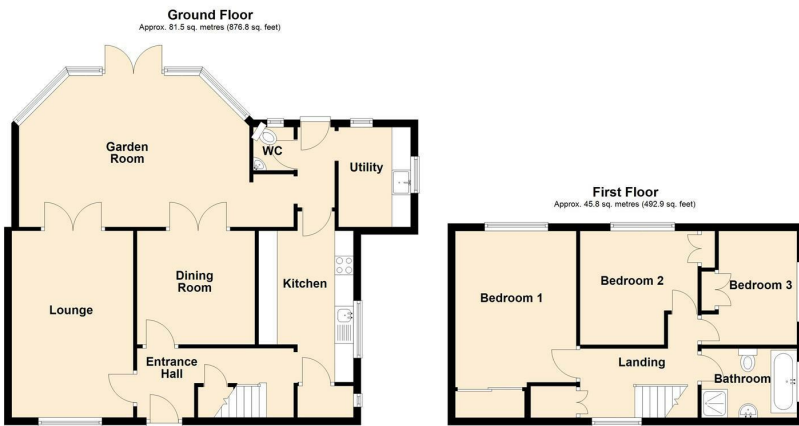
To the rear is a delightful, particularly generous garden which enjoys a westerly aspect and a great deal of seclusion. A paved patio adjoins the immediate rear of the garden room with beautifully thought out gardens beyond with seating areas, mature planting including fruit trees and mature screen planting. There is a timber built garden shed, outside power point, security lighting and cold water tap.

**COUNCIL TAX BAND: C**

**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.

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Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

| Energy Efficiency Rating                    |           | Current                 | Potential |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs |           |                         |           |
| (92 plus) <b>A</b>                          |           |                         |           |
| (81-91) <b>B</b>                            |           |                         |           |
| (69-80) <b>C</b>                            |           |                         | <b>80</b> |
| (55-68) <b>D</b>                            | <b>66</b> |                         |           |
| (39-54) <b>E</b>                            |           |                         |           |
| (21-38) <b>F</b>                            |           |                         |           |
| (1-20) <b>G</b>                             |           |                         |           |
| Not energy efficient - higher running costs |           |                         |           |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |           |