Quick & Clarke

PROPERTY SPECIALISTS

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Hornsea
East Riding of Yorkshire
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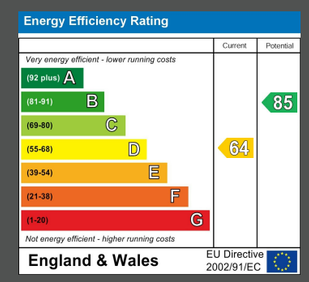


36 Southgate, Hornsea, HU18 1RF

Offers in the region of £199,950

- Cottage
- Three Bedrooms
- No Chain
- Close to Town Centre
- Garden to Rear
- Energy Rating: D.

LOCATION
This property fronts onto Southgate, which leads between Market Place and Rolston Road, well placed for access to the main town centre and local amenities.

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 mains gas central heating via hot water radiators, UPVC double glazing to all but one window and is arranged on two floors as follows:

LOUNGE
13'2" x 14'2"
With one central heating radiator and UPVC entrance leading to Southgate.

KITCHEN
16'3" x 9'1"
With fitted base and wall units incorporating work surfaces with an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level hob with cooker hood over, rear entrance door and one central heating radiator.

SIDE ENTRANCE HALL
7'6" 12'5" overall
With the UPVC side entrance door , stari4s leading to the first floor and one central heating radiator.

FIRST FLOOR

LANDING
With two built in storage cupboards, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)
13'6" x 10'2"
With one central heating radiator.

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

BEDROOM 3 (SIDE)
7'5" x 14'
With one central heating radiator.

W.C.
5'5" x 5'2"
With a low level W.C., pedestal wash hand basin and one central heating radiator.

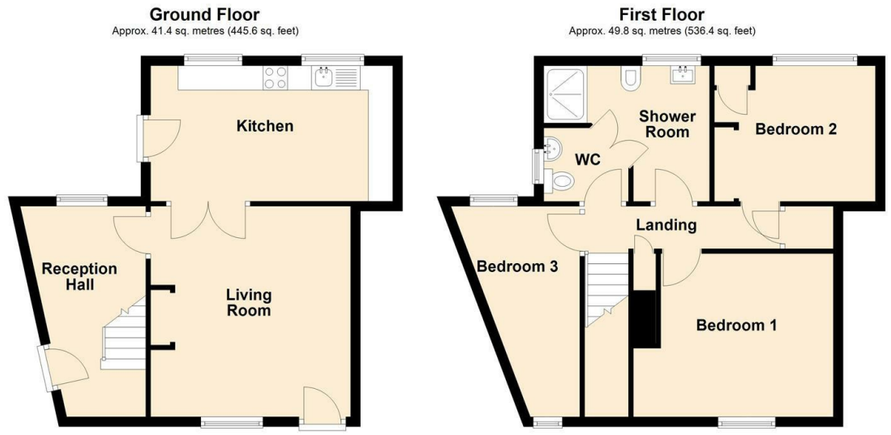
SHOWER ROOM
11' x 9'7" overall
With built in cupboards, a walk in shower, bidet, pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

OUTSIDE
Whilst the cottage fronts onto the pavement there is an archway leading along the side of the property to the rear garden.

To the rear is an enclosed garden with lawn, mature planting and an ornamental well.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved 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.



Total area: approx. 91.2 sq. metres (982.1 sq. feet)