



QUICK&CLARKE

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36 Draycott Avenue, Hornsea HU18 1EX
Offers in the region of £219,950

- Flexible Accommodation • Two Reception Rooms
- Ground Floor Shower • First Floor Bathroom Room
- Generous Gardens • Parking Drive & Garage
- Energy Rating - C

Offering flexible accommodation this three bedroomed dormer bungalow has two reception rooms, a ground floor shower room and first floor bathroom and is set in generous gardens with a private driveway and garage.

LOCATION

This property fronts onto Draycott Avenue within a nicely matured residential development located 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 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 glazed windows and doors, UPVC fascias and soffits, cavity wall insulation and is arranged on two floors as follows:

OPEN SIDE PORCH

'L' SHAPED ENTRANCE HALL

With a UPVC entrance door, ceiling cove, stairs leading off, woodgrain effect laminate floor covering and one central heating radiator.

LOUNGE

11' x 15' (3.35m x 4.57m)
With an electric fire set in a marble effect hearth and

inset with surround, ceiling cove and one central heating radiator.

DINING ROOM

9'3" x 12' (2.82m x 3.66m)
With a walk in understairs storage cupboard leading off, ceiling cove, recessed display shelves, woodgrain effect laminate flooring, UPVC double French doors leading to the rear garden and one central heating.

KITCHEN

11'6" x 9' (3.51m x 2.74m)
With fitted base and wall units incorporating worksurfaces with an inset single drainer sink, built in oven and split level hob with cooker hood over, plumbing for an automatic washer, wall mounted central heating boiler, tile effect laminate floor covering and a UPVC rear entrance door.

BEDROOM 1 (FRONT)

9'5" x 10' (2.87m x 3.05m)
With ceiling cove and one central heating radiator.

SHOWER ROOM/W.C.

5'6" x 6'1" (1.68m x 1.85m)
With a corner shower, pedestal wash hand basin, low level w.c., tiled splashbacks and one central heating radiator.

FIRST FLOOR

LANDING

Leading to:

BEDROOM 2 (SIDE)

11'6" x 14'7" (3.51m x 4.45m)
With two undereaves storage spaces and over stairs storage cupboard, strip wooden flooring, gable window and one central heating radiator.

BEDROOM 3 (FRONT)

10'10" x 12' (3.30m x 3.66m)
With a dormer window to the front, fitted wardrobes incorporating sliding fronts and one central heating radiator.

BATHROOM/W.C.

9'1" x 6' (2.77m x 1.83m)
With a three piece suite comprising of a panelled bath, pedestal wash hand basin, low level w.c., built in cylinder/airing cupboard, rear dormer window, part tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a gravelled foregarden / additional parking area behind a mature hedged frontage a private driveway leads to a detached brick built garage 7'10" x 20' with up and over main door, side personal door, power and light laid on.

To the rear is a generous garden with paved patio areas, gravelled and paved pathways, mature shrubs and trees along with a garden pond, two garden sheds and a summerhouse. There is also an outside cold water tap.

COUNCIL TAX BAND: C



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.