





The Property Specialists

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15 Burton Road, Hornsea HU18 1QX
Offers in the region of £499,950

- A Handsome Individual • Set In A Large Plot, Approx Detached House 1/5th Of An Acre
- Enjoys A Quiet Yet Very Convenient Location • Spacious Five Bedroomed Accommodation
- Central Hall & Three Reception Rooms • Fabulous 36' Dining Kitchen With Bi-fold Doors
- Super Bathroom/wc • Parking Court, Garage & Summer House
- Beautiful West Facing Rear Garden • Energy Rating - D

This handsome detached residence enjoys a super location close to the town centre and sea front, featuring an impressive 36ft combined day room and dining kitchen, two reception rooms, laundry room, study along with five bedrooms all set within a large plot extending to approximately 1/5th acre. A truly must view property.

LOCATION

This property fronts onto Burton Road, which leads off Grosvenor Road from New Road, within an established residential area that forms part of the towns Conservation Area and is situated between the main town centre and seafront, nicely tucked away from the main roads.

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 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 retains a great deal of the property's original character, has mains gas central heating via hot water radiators from a recently renewed central heating boiler, part double glazing, and is arranged on three floors as follows:

FRONT PORCH

With external canopy and light, front entrance door with a stained glass and leaded light window, under stairs cloaks area and cupboard, tiled flooring and composite inner door opening into:

CENTRAL HALL

8'1" x 8'2" (2.46m" x 2.49m")
With a dog leg staircase leading off, delft rack and part feature timber screen wall to the study, hardwood strip flooring and one central heating radiator.

LOUNGE

12'11" x 17'4" overall (3.94m x 5.28m overall)
Including a splayed bay window to the front with panelling to the lower walls and fitted bespoke blinds, wood burning stove

to chimney recess, delft rack, hardwood strip flooring, doors with leaded light windows leading from the hall and into the inner hall, and one central heating radiator.

SNUG

11'9" x 11'6" overall (3.58m x 3.51m overall)
With a cast iron log burning stove set in a brick fireplace with a raised hearth and feature surround with leaded light fronted display cabinets, delft rack, hardwood strip flooring, one central heating radiator and open square archway to:

STUDY AREA

11'11" x 4'8" (3.63m x 1.42m)
With downlighting and hardwood flooring.

LAUNDRY ROOM

11'11" x 8'10" (3.63m x 2.69m)
With a cast iron log burning stove set into an arched recess hardwood strip flooring, French door leading out into the main garden and one central heating radiator.

INNER HALL

With a built in store cupboard, walk in shelved pantry and stone flagged flooring.

SEPARATE W.C.

With white low level w.c. and stone flagged flooring.

COMBINED DAY ROOM & DINING KITCHEN

18'6" x 36'11" overall (5.64m x 11.25m overall)
With a stone flagged flooring, a part vaulted and part open beamed and boarded ceiling, a cast iron log burning store, four bi-folding doors facing south onto a paved patio, a wall mounted recently renewed gas central heating boiler, double French doors leading out to the garden, and two feature vertical central heating radiators. The kitchen area is fitted out with a very good range of matching units which incorporates solid wooden worksurfaces with a twin bowl inset stainless steel sink, a built in triple oven cooker and split level five ring gas hob with matching splashback and cooker hood over, a full height integrated fridge, a full height integrated freezer, built in microwave, coffee maker and an integrated dishwasher.

FIRST FLOOR

LANDING

With dog leg staircase leading off to the second floor, a walk in cylinder/airing cupboard and one central heating radiator.

BEDROOM 1 (REAR)

11'10" x 13'11" (3.61m x 4.24m)
With an ornamental cast iron fireplace, two feature built in corner cupboards, a picture rail, and one central heating radiator.

BEDROOM 2 (FRONT)

13'x 15'3" overall (3.96mx 4.65m overall)
Including a splayed bay window to the front with a panelled lower wall, ornamental cast iron fireplace, picture rail, and one central heating radiator.

BEDROOM 3 (REAR)

15'" x 9'11" (4.57m x 3.02m)
With a useful walk in wardrobe cupboard, additional built in storage cupboard, picture rail and one central heating radiator.

BEDROOM 4

12' x 12'3" overall (3.66m x 3.73m overall)
With two built in corner cupboards, picture rail and a vertical central heating radiator. This bedroom is positioned next to bedroom 1 and is currently used as a dressing room.

BATHROOM

9' x 9'2" (2.74m x 2.79m)
With a four piece white suite comprising a large walk in shower cubicle with a fixed drench shower and a hand shower, a twin ended slipper style bath with mixer taps and a hand shower, wash handbasin with stand and a high flush w.c. There are part tiled walls and a combined central heating radiator and hot towel rail.

SECOND FLOOR

LANDING

With a large walk in store cupboard and doorways to:

BEDROOM 5

20'4" x 8'7" overall (6.20m x 2.62m overall)
With an ornamental cast iron fireplace and one central heating radiator.

BOX ROOM

10'2" x 8'2" (3.10m x 2.49m)
With one central heating radiator.

OUTSIDE

The house has an impressive frontage of some 84ft onto Burton Road and incorporates a private entrance which leads to a

large gravelled PARKING COURT, and a detached concrete sectional built SINGLE GARAGE with an up and over door, side personal door, power and light laid on. There is a lawned garden with ornamental borders and pathways leading to the entrance porch.

To the rear is an extensive lawned garden with walled and timber fenced boundaries, two paved patio areas, pergola. a sun terrace, summer house with power and light laid on, and a greenhouse with power laid on. There is also external security lighting and secondary side access into the rear garden. There is also external cold water tap, lighting a useful store with outside sink, and a HOT TUB is available by negotiation.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors) and vacant possession will be given upon completion at a date to be agreed.



VIEWS 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.