Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE

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21 Farrants Way, Hornsea HU18 1DG

Offers in the region of £419,950

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- Choice Corner Plot
- Executive Residential Development
- Spacious Accommodation
- Three Reception Rooms
- Four Bedrooms (Two En-Suite)
- Double Garage and Parking
- Delightful Gardens
- Energy Rating: C

One of a kind! Enjoying a choice corner plot within this executive residential development this detached home offers spacious accommodation with two en-suite bedrooms, three reception rooms, a double garage and parking with delightful gardens enjoying a well secluded tucked away position and yet conveniently placed close to the town centre and local amenities.

LOCATION

This property enjoys a super location in a choice plot on Farrants Way, enjoying a great deal of privacy in a town centre location. Farrants Way leads off Westgate on the Western 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 glazing and is arranged on two floors as follows:

CANOPY PORCH

With external light.

ENTRANCE HALL

With composite front entrance door, double doors leading through to the lounge, dining room and study, inner hallway with stairs leading off incorporating cupboard under, one central heating radiator and doorways to:

CLOAKS/W.C.

6'3" x 3'9" (1.91m x 1.14m)
With pedestal wash hand basin incorporating a tiled splashback, low level W.C. and one central heating radiator.

LOUNGE

11'3" x 19'1" (3.43m x 5.82m)
Plus a bow window to the front. Double doors lead from the hallway, an electric fire set on a granite hearth and inset with surround, two central heating radiators and UPVC double doors to the conservatory.

CONSERVATORY

9'2" x 11'10" (2.79m x 3.61m)
With a brick base and UPVC double glazed windows with a pitched glass roof and double doors to the patio.

KITCHEN

9'2" x 15'9" (2.79m x 4.80m)
Which is open plan to the dining room and incorporates an extensive range of base and wall units incorporating solid oak fronts and contrasting work surfaces with matching splashbacks and an inset 1 1/2 bowl sink unit, Neff appliances including a built in oven and combination microwave oven above, induction hob with glass splashback and extractor over. There is a matching breakfast bar, ceramic tile floor covering, one central heating radiator and open square archway to:

DINING ROOM

8'3" x 10'5" (2.51m x 3.18m)
Plus a bow window overlooking the rear garden. Double doors leading to the hallway and one central heating radiator.

UTILITY ROOM

6' x 5'2" (1.83m x 1.57m)
With fitted base and wall units incorporating work surfaces, plumbing for automatic washing machine, wall mounted central heating boiler, ceramic tiled flooring and UPVC rear entrance door.

STUDY

7'8" x 11' (2.34m x 3.35m)
With double doors leading from the hallway, personal door to the garage and one central heating radiator.

FIRST FLOOR

LANDING

Which is part galleried. With an access hatch leading to the roof space, there is a built cylinder/airing cupboard and one central heating radiator.

MASTER BEDROOM

11'3" x 11'7" (3.43m x 3.53m)
With one central heating radiator and an open archway leads to:

DRESSING AREA

With one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

4'8" x 7'2" (1.42m x 2.18m)
With a tiled shower cubicle, pedestal wash hand basin, low level W.C. and one central heating radiator.

BEDROOM 2 (FRONT)

14'1" x 11'1" (4.29m x 3.38m)
With two central heating radiators and doorway to:

EN-SUITE SHOWER ROOM

6'9" x 4'1" (2.06m x 1.24m)
With a tiled shower cubicle, pedestal wash hand basin, low level W.C. and one central heating radiator.

BEDROOM 3 (REAR)

9'10" x 10'5" (3.00m x 3.18m)
With one central heating radiator.

BEDROOM 4 (REAR)

7'9" x 10'4" (2.36m x 3.15m)
With one central heating radiator.

FAMILY BATHROOM/W.C.

6'9" x 6'4" (2.06m x 1.93m)
With a panelled bath incorporating mixer taps and hand shower over with screen above, low level W.C., pedestal wash hand basin, full height tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a block paved and tarmacadam driveway which leads to a double garage (17'9" x 17'10") with twin up and over main doors, personal door to the study, power and light laid on.

The rear garden enjoys a great deal of privacy and is of particularly generous proportions with an extensive paved patio which wraps around the side of the kitchen to the conservatory and beyond this is a raised, mainly lawned garden with a fenced surround, mature trees and a summerhouse. There is external lighting, outside cold water tap and a garden store.

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.

COUNCIL TAX BAND

The council tax band for this property is band E.

Total area: approx. 170.1 sq. metres (1830.5 sq. feet)

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.