



Quick & Clarke
PROPERTY SPECIALISTS

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Hornsea
East Riding of Yorkshire
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9 Draycott Avenue, Hornsea, HU18 1HH
Offers in the region of £299,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Detached bungalow
- Combined lounge & dining room
- Modern bathroom
- Three bedrooms (two fitted)
- Lovely west facing garden to rear

- Beautifully presented & maintained throughout
- Shower room
- Stunning kitchen with conservatory off
- Parking & garage
- Energy Rating - D

LOCATION

This property fronts onto Draycott Avenue, a well regarded residential location with lead off St Nicholas Drive from Ashcourt Drive. The local town 'mini' bus route passes Draycott Avenue, handy for those requiring local transport within the town.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated ‘Good’ by Ofsted. The town is also home to Hornsea Mere, Yorkshire’s largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, Upvc double glazing and is arranged on one floor as follows:

ENTRANCE HALL

5'8" x 13'2" overall
With a UPVC double glazed front entrance door and side panel and one central heating radiator.

SHOWER ROOM / W.C.

4'7" x 6'4"
With a modern suite comprising of a large walk in shower cubicle, pedestal wash hand basin, low level W.C., shower boarding to the walls, downlighting to the ceiling and a towel radiator.

LOUNGE AND DINING ROOM

18'1" x 10'10"
Plus dining area (11' x 9'4"). With a feature wall mounted electric fire and two central heating radiators.

KITCHEN

9'2" x 11'8"
With a beautifully fitted kitchen incorporating a good range of fitted base and wall units with contrasting worksurfaces and 1 1/2 bowl inset ceramic sink unit, glass splashbacks, built in oven and split level gas hob with extractor over, space for a dishwasher and fridge freezer, downlighting to the ceiling, column radiator and doorway to:

CONSERVATORY

8'5" x 11'8"
With a pitched polycarbonate covered roof, double French doors leading to the rear garden and a personal door leading to the garage.

INNER HALLWAY

With a built in storage cupboard and an access hatch leading to the roof space incorporating a loft ladder.

BATHROOM / W.C.

7'8" x 4'9"
With a modern suite comprising of a panelled bath with mixer taps and hand shower over, vanity unit housing the wash hand basin, low level W.C., part tiling to the walls, laminate flooring, downlighting to the ceiling and a ladder towel radiator.

BEDROOM 1 (REAR)

10'11" x 11'2"
With an excellent range of fitted bedroom furniture incorporating wardrobes, top storage cupboards, matching bedside tables and drawers with a central dresser and one central heating radiator.

BEDROOM 2 (REAR)

11'10" x 10'2"
With a good range of fitted bedroom furniture incorporating wardrobes with top storage cupboards and matching drawers and one central heating radiator.

BEDROOM 3 (SIDE)

8'10" x 7'8"
With one central heating radiator.

OUTSIDE

The bungalow has a large foregarden with a dwarf walled frontage, a concrete driveway with an additional block paved parking area, the driveway leads to a single garage 8ft 6ins x 17ft 4ins with up and over main door, personal door to the conservatory, power and light laid on, worksurface with space for a tumble dryer and plumbing for an automatic washing machine.

To the rear is a generous enclosed garden with low maintenance surfaces, a large paved patio and central lawn. The garden enjoys a great deal of privacy and a pleasant westerly aspect.

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 C.

