

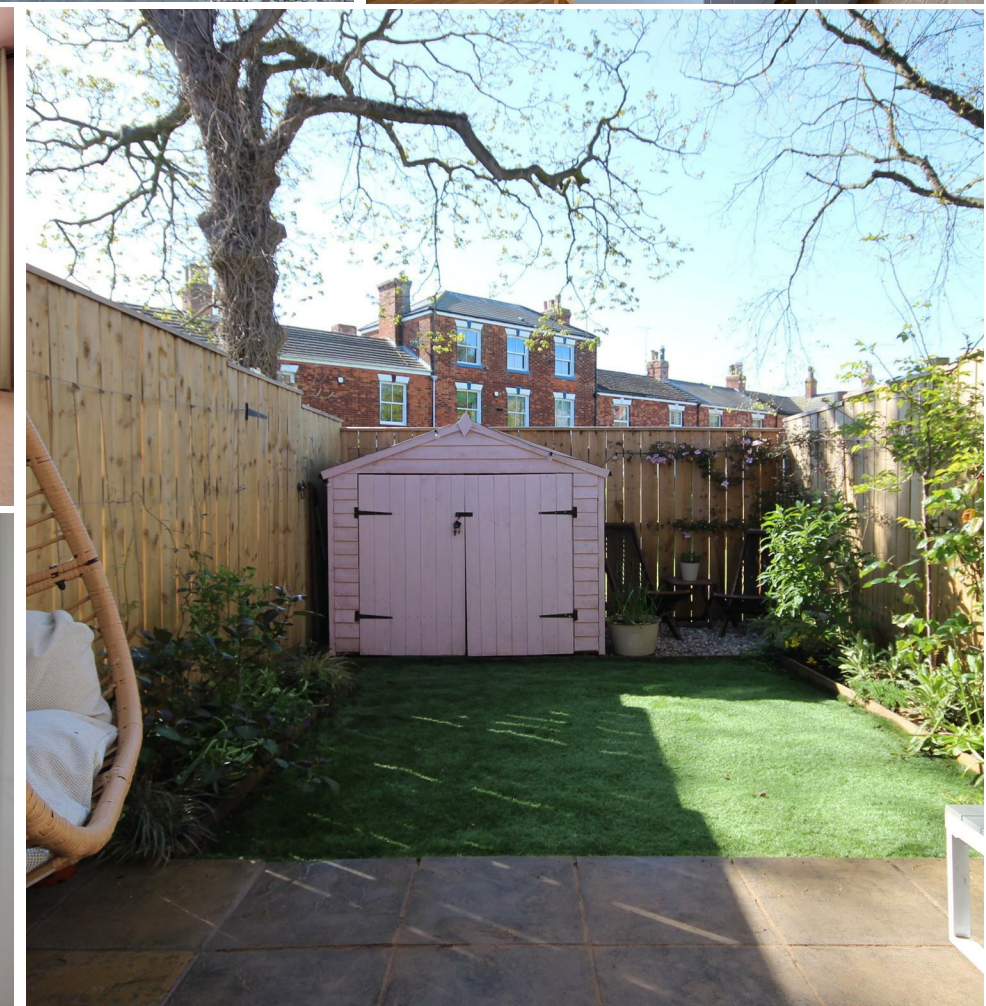


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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24 Station Court, Hornsea, HU18 1QD
Offers in the region of £165,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- 25ft Living Room & Dining Kitchen
- Off Street Parking
- Recently Refurbished
- Modern Bathroom
- Energy Rating - C

LOCATION

This property fronts onto Station Court which leads from Railway Street well placed for access to the seafront and town centre.

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 from a modern combi boiler, UPVC double glazed windows and the property is arranged on two floors as follows:

OPEN PORCH

With automatic battery powered light and a composite front door leading to:

ENTRANCE HALL

With stairs leading off, one central heating radiator and a doorway to:

LIVING ROOM & DINING KITCHEN

12'10" narrowing to 8'8" x 25'5"

A flexible space providing an open plan feeling with dividing media and storage unit allowing for privacy to the

- Super Location
- Enclosed Low Maintenance Garden
- Superb Fitted Kitchen with Island
- Close to Seafront & Town Centre

dining kitchen and partition to the living room. The living room has LVT flooring, a column radiator, fire surround with space for free standing electric stove. The kitchen is well equipped with a modern range of base and wall units with worksurfaces a matching island unit incorporating further storage, inset 1 1/2 bowl sink unit, a full height cupboard with plumbing for an automatic washing machine and space for a tumble dryer above with a matching adjoining cloaks cupboard, tiled splashbacks, integrated slimline dishwasher, built-in oven, electric hob with extractor hood over, integrated fridge freezer, a single UPVC door leading to the garden and one central heating radiator.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 1

10'1" x 10'6"

With built in shoe storage, one central heating radiator and a doorway leading to:

WALK IN CUPBOARD/WARDROBE

With rails & shelving.

BEDROOM 2

6'4" x 10'8"

With built in storage including fitted wardrobe and top storage cupboards over the bed recess and one central heating radiator.

BATHROOM/W.C

6'6" x 5'5"

With a modern suite incorporating a panelled bath with mixer taps and a plumbed shower over with screen above, vanity unit housing the wash hand basin and a concealed cistern / W.C., shower panelling and a ladder towel radiator.

OUTSIDE

The property fronts onto a private parking drive with additional gravelled hard standing, There is a dwarf walled frontage with railings, hand gate and flower beds.

To the rear is a west facing garden with a paved terrace, artificial lawn with mature borders, a bike shed, outside cold water tap and a hand gate provides pedestrian access for this property along the side and rear of number 26 Station Court.

COUNCIL TAX BAND

The council tax band for this property is band A.

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.

AGENT NOTE

In accordance with the 1979 Estate Agents Act, we advise that the vendor of this property is a member of staff of Quick & Clarke (Hornsea) Ltd.

