



QUICK&CLARKE

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20 Constable Road, Hornsea HU18 1PN
Offers in the region of £285,000

- Individual Detached Dormer Bungalow
- Spacious & Adaptable Accommodation
- Sought After Location
- Three / Four Bedrooms
- Two Reception Rooms
- Utility / Garden Room
- Low Maintenance Gardens
- Garage & Stores
- Energy Rating - D

A deceptive individual detached dormer bungalow which provides spacious and adaptable 3/4 bedroomed accommodation in a particularly sought after location close to the sea front and town centre.

LOCATION

This property enjoys a sought after and convenient location between the main town centre and sea front. The property stands in a corner plot at the junction of Chrystals Road and Constable Road.

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, a burglar alarm and is arranged on two floors as follows:

FRONT ENTRANCE LOBBY

4' x 4'10" (1.22m x 1.47m)
With UPVC external door, ceramic tile flooring, wall light and inner door to:

CENTRAL HALL

4' x 26' (1.22m x 7.92m)
With a built in cupboard with automatic light, ceiling cove, dado rail, two wall light points and one central heating radiator.

LOUNGE

13' x 13' deepening to 15' in the bay window (3.96m x 3.96m deepening to 4.57m in the bay window)
With an electric fire set in a surround with matching hearth and inset, dado rail, ceiling cove, wall light point, woodgrain effect laminate floor covering and one central heating radiator.

DINING ROOM

13' deepening to 15' in the bay window x 14'6" (3.96m deepening to 4.57m in the bay window x 4.42m)
With an electric fire set in a brick surround, woodgrain effect laminate floor covering, built in cupboards to one the side of the chimney breast, dado rail, ceiling cove, two wall light points and one central heating radiator.

KITCHEN

13' x 9' (3.96m x 2.74m)
With fitted base and wall units incorporating worksurfaces and drainer with an inset sink, a Stoves range cooker with induction hob and cooker hood over, Miele integrated dishwasher, plumbing for an automatic washer and space for a tumble dryer, tiled splashbacks, ceiling cove, one central heating radiator and doorway to:

UTILITY/GARDEN ROOM

8'4" x 9' (2.54m x 2.74m)
With fitted base and units with worksurface, freestanding fridge and two freezers, sliding patio door to the rear garden, one wall light point, central heating radiator and personal door to a covered porch which in turn leads to the garage.

W.C

6' x 5'5" (1.83m x 1.65m)
With a pedestal wash hand basin, low level w.c. full height tiling to the walls and ceramic tiled flooring.

BEDROOM 1 (SIDE)

13' x 12'10" (3.96m x 3.91m)
With fitted wardrobes incorporating top storage cupboards with matching drawer units, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM/W.C

10'10" x 8'10" (3.30m x 2.69m)
(Originally the master bathroom) With a corner shower incorporating an electric instant shower over, vanity unit housing the wash hand basin, low level w.c. ceramic tile floor covering, full height tiling to the walls, built in cupboards and one central heating radiator.

BEDROOM 2 (FRONT)

11' (net) x 13' deepening to 15' in the bay window (3.35m (net) x 3.96m deepening to 4.57m in the bay)
(Currently used as an office) With fitted wardrobes and top storage cupboards, one central heating radiator and an enclosed staircase leading off providing access to the first floor accommodation.

SIDE ENTRANCE PORCH

With a UPVC entrance door, stairs leading to the first floor and internal door leading to bedroom 2.

FIRST FLOOR

LANDING

7' x 4'6" (2.13m x 1.37m)
Access to under eaves roof spaces, double glazed Velux roof light, built in cupboard and one central heating radiator.

BEDROOM 3

10'11" x 13' excluding a recessed alcove (3.33m x 3.96m excluding a recessed alcove)
With fitted wardrobes, UPVC dormer window, one central heating radiator and doorway to:

EN-SUITE BATHROOM/W.C

6' x 7'6" (1.83m x 2.29m)
With a twin ended bath incorporating mixer taps and hand shower over with electric instant shower above, vanity unit housing the wash hand basin, low level w.c, woodgrain effect laminate flooring and once central heating radiator.

BEDROOM 4

11' x 13'6" max (3.35m x 4.11m max)
With a cupboard housing a Vaillant central heating boiler, sloping ceiling with two double glazed Velux roof lights and one central heating radiator.

OUTSIDE

The property stands in a corner plot with low maintenance garden areas to the front and side behind a wall surround incorporating two wrought iron hand gates and double gates

which open to a short driveway in front of the garage 9'9" x 20' with roller main door, side personal door leading to a covered porch connecting the the utility/garden room, power and light laid on. There is a further paved garden area to the rear of the bungalow which enjoys a westerly aspect and includes a large garden store/workshop, two small garden stores, a garden shed, storage bench and an outside cold water tap.

EXTRAS

The sale is to include all fitted floor coverings, curtains and light fittings.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and early vacant possession is available at a date to be agreed.

COUNCIL TAX BAND: D



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.