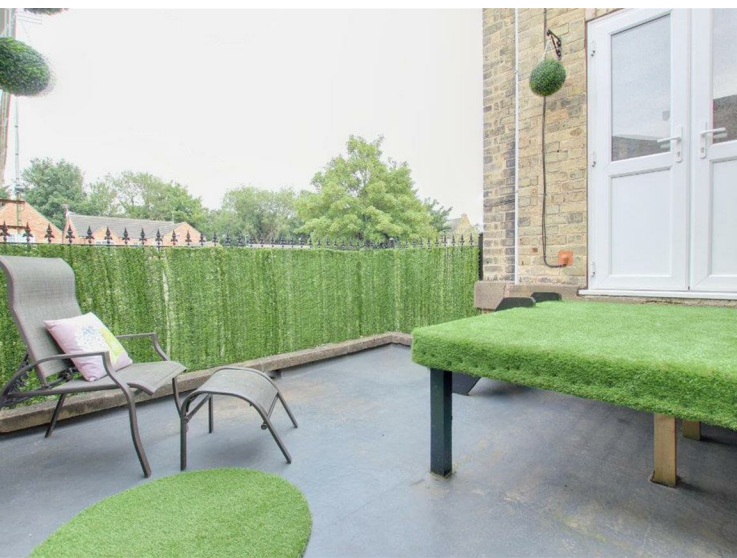




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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5 Westgate House, 22 Westgate, Hornsea, East Yorkshire, HU18 1BP
Offers in the region of £157,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Close to the Town Centre
- Modern Kitchen & Shower Room
- Sun Deck to 2nd Floor
- Unique Property
- Energy Rating: D

LOCATION

This property forms part of 'Westgate House' which enjoys a delightful setting within the conservation area of the town, off Westgate, just a short distance from the main town centre and well placed for access to most local amenities.

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 Combi boiler, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE PORCH

Opening to:

ENTRANCE HALL

6'5" x 11'10"
With inner hall leading off, dog leg spindled staircase with understairs cupboard and one central heating radiator.

BEDROOM 1

11'8" x 9'4" deepening to 11'10" with lobby 3'8" x
Incorporating a UPVC double glazed door which leads out

- 18ft Lounge with Vaulted & Beamed Ceiling
- No chain - Cash purchasers only
- Courtyard to Ground Floor
- Allocated Parking

into a small walled courtyard area with artificial lawn. The bedroom has downlighting to the ceiling and one central heating radiator.

BEDROOM 2

11'8" x 7'
With one central heating radiator.

BEDROOM 3

11'4" x 7'2"
With one central heating radiator.

SHOWER ROOM/W.C

7'5" x 5'6"
With a modern white suite comprising of a large walk in shower with splashback panels, vanity unit housing the wash hand basin, low level w.c, tiled flooring, down lighting to the ceiling and a ladder towel radiator.

FIRST FLOOR

LOUNGE

18'5" x 11'10"
With an open beamed and vaulted ceiling, spindled balustrade to the stairwell, UPVC door opening out onto a sun deck, two up lighters, TV point, two central heating radiators and open square archway leading through to:

KITCHEN

11'9" x 9'10"
With a fitted base and wall units which incorporate contrasting work surfaces with tiled splashbacks, an inset single drainer sink unit, built in oven and gas hob with cooker hood over, downlighting to the ceiling, UPVC door leading out onto the sun deck, matching cupboard housing the gas Combi boiler, plumbing for an automatic washine machine and one central heating radiator.

OUTSIDE

A gated and walled entrance leads into a courtyard area in front of the property with an artificial lawn, there is an additional small courtyard leading off the main bedroom

and a useful sun deck at first floor level incorporating a railed surround and enjoying access from both the kitchen and lounge. There is also an allocated tarmacadam surfaced parking space just a short distance to the rear of the property.

PHOTOGRAPHY

Please note: The photography contained within this brochure is from 2022 the property has been let and the tenancy ends on 28th September so vacant possession will be available. The photography is still representative of the layout of the property.

COUNCIL TAX BAND

The council tax band for this property is band A.

TENURE

The tenure of this property is freehold - HM Land Registry title no YEA59287. Please note that the cellar which belongs to this property and is part of the freehold title, is leased to the adjacent property on a 999 year lease granted on 8th October 2004 on a ground rent of £1 per annum.