



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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Chigwell 50 Cheyne Walk, Hornsea, HU18 1BX
Offers in the region of £349,950



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

- Spacious Detached Home
- Extra Large Lounge Area
- Four Bedrooms
- Double Garage and Plenty of Parking

- No Chain
- Three Reception Rooms
- Garden to the Rear
- Energy Rating: C

LOCATION

This property is located on Cheyne Walk a popular residential location which leads from Seaton 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 property has mains gas central heating via hot water radiators, UPVC double glazed windows and is arranged on two floors as follows:

TRIPLE ARCHED ENTRANCE PORCH

With outside light and front door opening into:

ENTRANCE HALL

5' x 19'9"

With stairs leading to first floor, ceiling cove and one central heating radiator.

CLOAKS/WC

7'3" x 3'3"

With ceiling cove, wash hand basin, wc, and part tiled walls.

LOUNGE

14'3" x 24'3"

With deep oriel bay window to the front, double doors leading to the dining room, gas fire set in fireplace, ceiling cove and one central heating radiator.

DINING ROOM

11'3" x 10'

With UPVC patio doors opening into the rear garden, ceiling cove and one central heating radiator.

BREAKFAST KITCHEN

15'9" x 10'

With a good range of fitted base and wall units which incorporate contrasting worksurfaces, integrated fridge, wine fridge, one and half bowl sink with drainer, breakfast bar, space for an electric cooker, dishwasher, space for a wine fridge, tile effect laminate flooring and Upvc rear entrance door.

UTILITY ROOM

7'3" x 6'9"

With plumbing for an automatic washing machine, space for a tumble dryer and wall mounted central heating boiler.

STUDY

7'3" x 9'9"

With ceiling cove and one central heating radiator.

FIRST FLOOR

SPACIOUS LANDING

With airing cupboard, loft hatch leading to the roof space, ceiling cove and doors leading to:

MASTER BEDROOM 1

14'3" x 12'3" deepening to 13'6"

With ceiling cove, fitted wardrobes and under eaves storage, and one central heating radiator.

EN SUITE SHOWER ROOM

5' x 7'6"

With WC, pedestal wash hand basin, shower cubicle, bidet, part tiled walls and one central heating radiator.

BEDROOM 2

12'9" x 13'6";

With dormer window, ceiling cove and one central heating radiator.

BEDROOM 3

11' x 10'

With ceiling cove and one central heating radiator.

BEDROOM 4

10'3" x 10'

With ceiling cove, fitted wardrobes and one central heating radiator.

FAMILY BATHROOM

5'6" x 10'

With ceiling cove, pedestal wash hand basin, WC, bath with shower over, part tiled walls and one central heating radiator.

OUTSIDE

The property fronts onto a lawned foregarden with parking drive which has space to park several cars. The driveway provides access to a detached brick built double garage 17' x 16'9" with automated roller doors, side personal door, power and light laid on.

To the rear is a lawned garden which enjoys a Westerly aspect with mature borders, a sun terrace area with awning and a number of mature trees.

TENURE

The tenure of this property is understood to be freehold, confirmation to be provided by the vendors solicitors.

COUNCIL TAX

This property is in council tax band E.

