



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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39 Strickland Drive, Hornsea, East Yorkshire, HU18 1FE
£325,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(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	

- Better than new!
- Super dining kitchen
- En-suite to master bedroom
- Simply must be viewed

- Host of upgrades undertaken from new
- Utility room
- Sought after development
- Energy Rating - B

LOCATION

Strickland Drive leads from Hull Road on the western side of the town, this attractive development offers a delightful mix of modern homes close to the well known Hornsea Mere and the Trans Pennine Way.

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, oak internal doors and is arranged on two floors as follows:

ENTRANCE HALL

With a composite front entrance door, ceramic tiled flooring, stairs leading off incorporating storage cupboard under and one central heating radiator.

LOUNGE

14'5" x 11'1"

With a box bay window to the front, downlighting to the ceiling and one central heating radiator.

DINING KITCHEN

10'2" x 18'0" narrowing to 5'2" x 7'6"

With a good range of base and wall units with Quartz worksurfaces and a central island incorporating a 1 1/2 conglomerate bowl sink unit and drainer, induction hob with cooker hood over, a built in fridge freezer, microwave, oven and dishwasher, bi-fold doors opening to the rear garden, downlighting to the ceiling, ceramic tiled flooring and one central heating radiator.

UTILITY ROOM

5'2" x 5'10"

With fitted units, worksurfaces, plumbing for an automatic washing machine, space for a tumble dryer, downlighting to the ceiling, ceramic tile floor covering and one central heating radiator.

CLOAKS / W.C.

With a concealed cistern / W.C., vanity unit housing the wash hand basin, part tiling to the walls, ceramic tile floor covering and one central heating radiator.

FIRST FLOOR

LANDING

With a deep built in airing cupboard housing the central heating boiler, one central heating radiator and doorways to:

MASTER BEDROOM (FRONT)

12'5" x 11'1"

With one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

8'10" x 6'2"

With a walk in shower with hand shower and rain shower above, concealed cistern / W.C., vanity unit housing the wash hand basin, full height tiling to the walls, ceramic tile floor covering, storage cupboard over the stairs and a ladder towel radiator.

BEDROOM 2 (REAR)

10'2" x 9'10"

With one central heating radiator. This room has a pleasant outlook over the rear garden and fields beyond.

BEDROOM 3 (REAR)

10'2" x 7'6"

Currently used as a dressing room. With open fronted wardrobes, central dressing table and one central heating radiator.

BATHROOM/W.C.

7'2" x 6'6"

With a shower cubicle with hand shower and Rain shower above, low level W.C., vanity unit housing the wash hand basin, ceramic tile floor covering, downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto a small foregarden with a block paved parking drive (with electric vehicle charging point) in front of the single garage, with a remote controlled up and over main door, rear personal door, power and light laid on.

To the rear is an attractive garden with a paved patio and lawn beyond along with raised beds and a fenced surround. There is also an outside cold water tap and external power points.

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 D.

