



QUICK&CLARKE

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**30 Beckside, Hornsea HU18 1RT**  
**Offers in the region of £185,000**



- Semi-Detached Bungalow
- Beautifully Appointed
- Two Bedrooms
- Must be Viewed
- Tucked Away Location
- Open Plan Kitchen to Living Room
- Attractive Rear Garden
- Energy Rating: D

Enjoying a tucked-away location on Beckside, this beautifully appointed bungalow must be viewed. Upgraded by the current owner with a super open plan kitchen to the living room, a modern bathroom and a delightful well secluded garden to the rear, this property cannot fail to impress. MUST BE VIEWED.

#### LOCATION

This property is located towards the end of Beckside, a pleasant residential cul-de-sac which leads off Southgate, and enjoys a convenient location to most of the local amenities.

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 and is arranged on one floor as follows:

#### ENTRANCE HALL

3'11" x 15'2" (1.19m x 4.62m)

With a uPVC front entrance door and matching side panel, access hatch to the roofspace with loft ladder, one central heating radiator and doorways to:

#### LIVING ROOM

13'9" x 11'11" (4.19m x 3.63m)

Bow window to the front, space for an electric stove set on a tiled hearth, wood grain effect laminate floor covering, one central heating radiator and open square archway to:

#### KITCHEN

8'8" x 11'5" (2.64m x 3.48m)

Recently updated with an excellent range of fitted base and wall units incorporating contrasting work surfaces and matching splashbacks, inset one and a half bowl sink unit, space for a slimline dishwasher, plumbing for an automatic washing machine, built-in oven and split-level hob with cooker hood over, space for a fridge freezer, downlighting to the ceiling, wood grain effect laminate floor covering and uPVC door leading to:

#### REAR PORCH

5'5" x 4'7" (1.65m x 1.40m)

Brick base and uPVC double glazed windows with a uPVC rear entrance door leading to the garden.

#### BEDROOM 1 (FRONT)

9'7" x 11'11" (2.92m x 3.63m)

One central heating radiator.

#### BEDROOM 2 (REAR)

8'11" x 8'8" (2.72m x 2.64m)

One central heating radiator.

#### SHOWER ROOM/W.C.

8'10" x 5'6" (2.69m x 1.68m)

With a recently fitted modern suite comprising corner shower cubicle, vanity unit housing the wash basin, low level w.c., part tiling to the walls, tile effect laminate floor covering and one central heating radiator.

#### OUTSIDE

The property fronts onto attractive ornamental twin fore gardens and there is a tarmacadam parking drive to the side of the property.

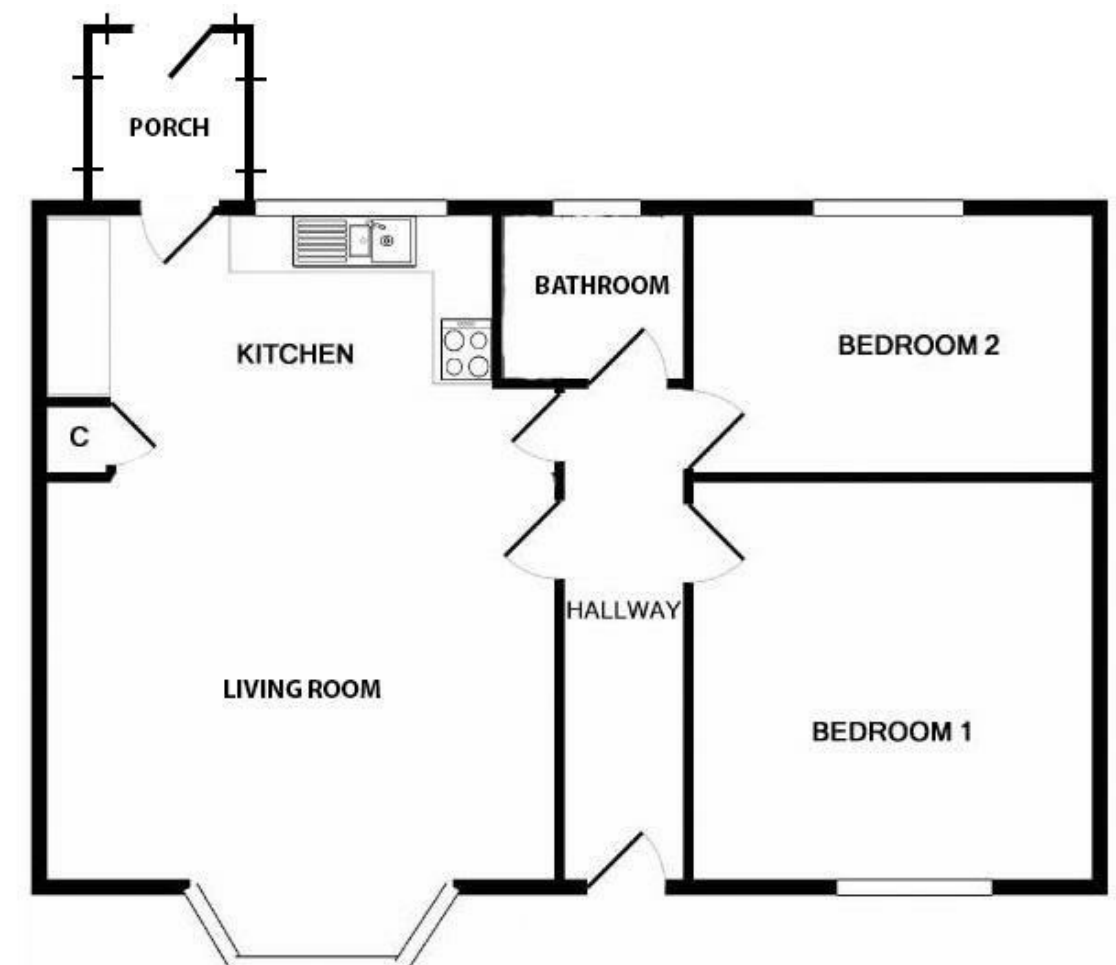
The rear garden forms a particularly attractive feature of the property and enjoys a great deal of seclusion with mature shrubs and planting along with a summerhouse and greenhouse.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band B.



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.