



1 Darneley Court, Hornsea HU18 1HL
Offers in the region of £189,950

- Very well appointed
- Fantastic kitchen/day room extension
- Beautifully landscaped gardens
- Great location near seafront
- Off street parking
- Energy Performance Rating - C

A superbly presented, extended three bedroomed semi-detached home which enjoys a stunning open plan dining day room and kitchen, and enjoys a pleasant corner plot along with plenty of off-street parking to the front.

LOCATION

This property forms part of Darneley Court which fronts onto Cliff Road, enjoying a particularly convenient location for access to the sea front and Promenade.

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 two floors as follows.

GROUND FLOOR

ENTRANCE HALL

5'8" x 17'5" (1.73m x 5.31m)
With a uPVC front entrance door, stairs leading off, dado rail and one central heating radiator.

CLOAKS/W.C.

With a low level w.c., wash hand basin with tiled splashback and laminate flooring.

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.

LOUNGE

11'4" x 14'7" (3.45m x 4.45m)
With an electric fire set in a modern surround and one central heating radiator.

DAY ROOM AND KITCHEN

17'6" x 22'1" overall (5.33m x 6.73m overall)
With a superb kitchen incorporating base and wall units and a large island with timber work surfaces, an inset stainless steel sink, built-in oven and split-level gas hob, plumbing for an automatic washing machine, space for a tumble dryer and space for a fridge freezer, tiled splashbacks, uPVC rear entrance door, large built-in storage cupboard, laminate flooring, one central heating radiator and double French doors leading to the garden.

FIRST FLOOR

LANDING

Built-in storage cupboard and doorways to:

BEDROOM 1 (FRONT)

11'5" x 14'9" (3.48m x 4.50m)
With access hatch to the roof space and one central heating radiator.

BEDROOM 2 (REAR)

11'6" x 11'5" overall (3.51m x 3.48m overall)
With one central heating radiator.

BEDROOM 3 (FRONT)

8'6" x 11'4" (2.59m x 3.45m)
With a built-in storage cupboard and one central heating radiator.

BATHROOM/W.C.

6'11" x 5'5" (2.11m x 1.65m)
With a modern suite comprising a P-shaped bath with screen above, hand shower and rain shower over, low level w.c., pedestal wash hand basin, ceramic tile flooring, full height tiling to the walls, down lighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property sits in a generous corner plot with a wide, mainly gravelled frontage providing plenty of off-street parking. A well secluded garden adjoins the side of the property and has been thoughtfully landscaped to provide paved pathways, a large

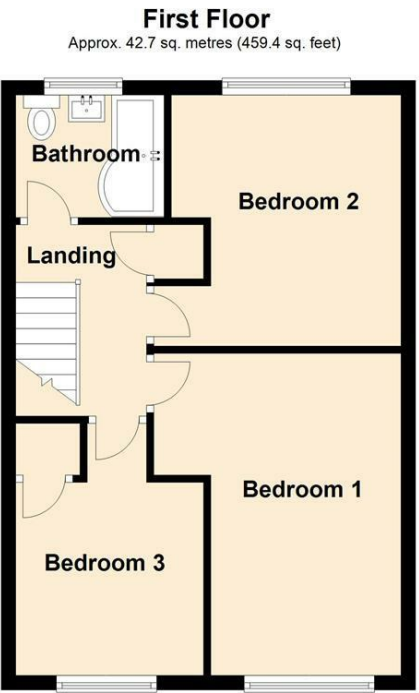
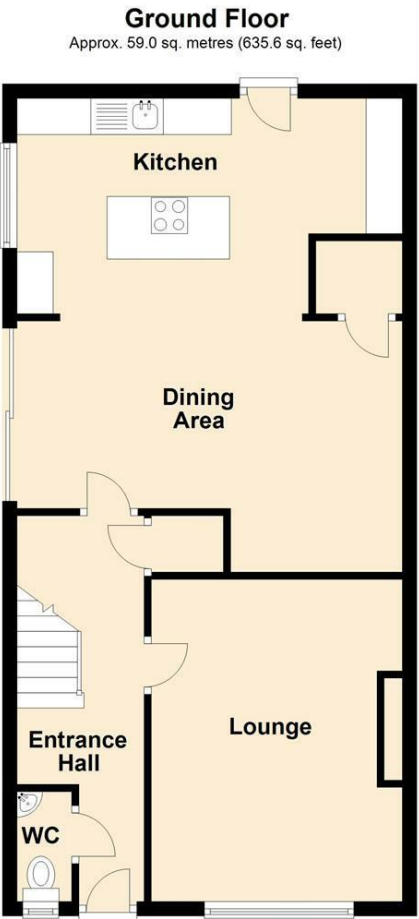
composite decked sun terrace and a central lawn. There is also a further decked BBQ area with an extra large summerhouse. An additional mainly paved garden adjoins the immediate rear of the property. The garden has a fenced surround along with hand gates, outside cold water tap and external lighting.

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 A.



Total area: approx. 101.7 sq. metres (1095.0 sq. feet)