





The Property Specialists

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19 Clifford Street, Hornsea HU18 1HZ
Offers in the region of £169,950

- Edwardian town house
- 2/3 bedroom versatile accommodation
- Enclosed south facing rear garden
- Sitting Room with multi fuel stove
- Modern kitchen with day room off
- Spacious bedroom with fitted wardrobes
- Bed 3/Box room ideal for home office space
- Located close to the beach & seafront
- Gas central heating and UPVC double glazing
- Energy Rating - D

Offering flexible accommodation with two reception rooms, a modern kitchen with a garden room leading off with a southerly aspect the the rear this property must be viewed!

LOCATION

This property is located on the southen side of Clifford Street, a residential cul-de-sac which leads off Cliff Road on the northern side of Hornsea.

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 with hot water radiators, UPVC double glazed windows and is arranged on two floors as follows:

OPEN PORCH

ENTRANCE HALL

3'1"x13' (0.94m"x3.96m)
With stairs leading off, ceiling cornice and one central heating radiator.

SITTING ROOM

119"x11'9"11 deepening to 14'3" (36.27m"x3.35m deepening to 4.34m")
With a splayed bay window, multi fuel stove, tiled hearth and oak mantle, one central heating radiator and double doors leading to dining room.

DINING ROOM

11'10"x11'3" (3.61m"x3.43m")
With door to rear garden, wooden strip effect flooring, understairs recess and cupboard and one central heating radiator.

KITCHEN

9' x 11'7" (2.74m x 3.53m")
With a range of matching fitted base and wall units incorporating worksurfaces with an inset 1 1/2 bowl white ceramic sink with boiling water tap, built in oven and gas hob with cooker hood over, plumbing for an automatic washer, integrated dishwasher, LVT flooring and open archway to:

GARDEN ROOM

9'2" x 9' 11' (2.79m" x 2.74m 3.35m)
With matching LVT flooring to kitchen area, two modern vertical grey radiators, and UPVC sliding patio door.

FIRST FLOOR

LANDING AREAS

With spindled balustrade to the stairwell and doorways to:

BEDROOM 1

15'3"x11'10' (4.65m"x3.61m')
With strip flooring , one modern grey vertical central heating radiator, and open fronted fitted wardrobes.

BEDROOM 2

9'7" x 11'3"" (2.92m" x 3.43m"")
With one central heating radiator.

BEDDROOM 3/BOX ROOM

9'5" x 5'7" (2.87m" x 1.70m")
With one central heating radiator.

SHOWER ROOM

6'2" x5'7" (1.88m" x1.70m")
With white suite comprising pedestal wash hand basin and low level wc, large shower cubicle with

screen, part tiled walls, mermaid board to shower area and one central heating radiator.

OUTSIDE

There is a small forecout to the front of the property and to the rear is an enclosed south facing garden with lawn, two patio areas and rear pedestrian access.

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.

ESTATE AGENTS ACT 1979

Please note that the vendor of this property is related to a member of staff at Quick & Clarke (Hornsea) Ltd.



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

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.