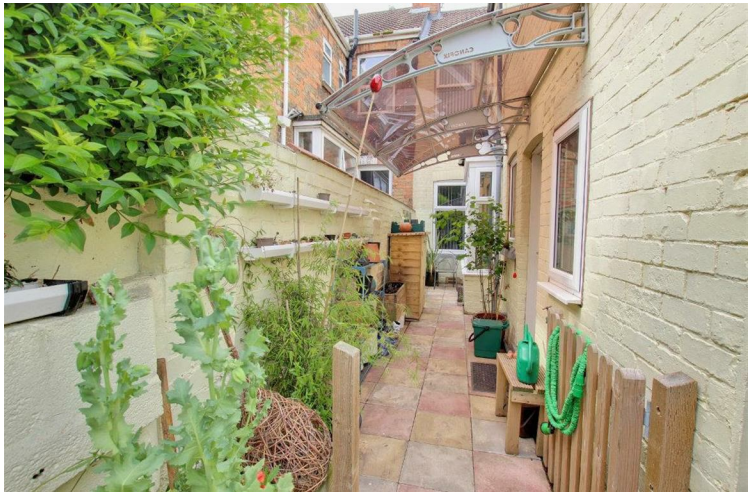






The Property Specialists

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3 Carrington Avenue, Hornsea HU18 1JQ
£184,000

- S p a c i o u s , W e l l Presented Town House
- Three Double Bedrooms
- Pleasant Enclosed Garden
- Must Be Viewed!
- Modern Bathroom/W.C.
- Southerly Aspect at the Rear
- Energy Rating: D

A particularly spacious, well presented town house which boasts three reception rooms, three double bedrooms and a modern bathroom/W.C. To the rear is a pleasant enclosed garden which enjoys a great deal of privacy and a southerly aspect. MUST BE VIEWED.

LOCATION

The property fronts onto Carrington Avenue 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 via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE PORCH

With UPVC outer door and inner door to:

ENTRANCE HALL

3'1" x 21'6" (0.94m x 6.55m)
With stairs leading to the first floor accommodation incorporating an understairs recess and cupboard under, wood grain effect laminate floor covering and one central heating radiator.

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

12'6" x 11'11" (3.81m x 3.63m)
Plus a bay window to the front. With wood grain effect laminate floor covering, ceiling cornice and two central heating radiators.

DINING/SITTING ROOM

104" x 12' (31.70m x 3.66m)
With wood grain effect laminate floor covering and one central heating radiator.

DAY ROOM

10' deepening to 12'1" in the bay window x 11'11" (3.05m deepening to 3.68m in the bay window x 3.63m)
With archway leading to the kitchen, wood grain effect laminate floor covering and one central heating radiator.

KITCHEN

10' x 13'2" (3.05m x 4.01m)
With fitted base and wall units incorporating contrasting work surfaces with a built in oven and split level gas hob with cooker hood over, plumbing for an automatic washing machine, plumbing for a dishwasher, inset stainless steel 1 1/2 bowl sink unit, tiled splashbacks, sliding patio door to the rear garden and a UPVC side entrance door.

LANDING

Which is part galleried. With an access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

16'1" x 11'11" (4.90m x 3.63m)
With wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 2 (REAR)

10'5" x 11'11" (3.18m x 3.63m)
With wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 3 (REAR)

8'10" x 10'8" (2.69m x 3.25m)
With built in cupboards, one which houses the central heating boiler, wood grain effect laminate floor covering and one central heating radiator.

BATHROOM/W.C.

5'9" x 8'11" (1.75m x 2.72m)
With a modern white suite comprising of a panelled bath with mixer taps and a plumbed shower over and screen above, a vanity unit housing the wash hand basin, concealed cistern/W.C. and a ladder style towel radiator.

OUTSIDE

The property fronts onto a small foregarden with a brick frontage and a wrought iron hand gate.

A paved patio adjoins the side and rear of the property with a covered canopy to the side patio. Beyond this is a pleasant garden which benefits from a great deal of privacy and a Southerly aspect along with a timber built garden shed and a hand gate leading to a rear pedestrian access.

COUNCIL TAX BAND: B

