



14 Mount Pleasant, Hornsea HU18 1DX
Offers in the region of £119,950

- In Need of • 2 Bedroom Town House Modernisation
- Convenient Location • No Chain Involved
- 2 Reception Rooms • Fitted Kitchen
- Shower Room/W.C. • UPVC D/G & Gas C/H
- Walled Gardens to Front • Energy Rating - E & Rear

In need of modernisation this two bedrooomed town house enjoys a particularly convenient location close to the town centre. Offered for sale with no selling chain involved the accommodation would suit retirement, first time buyers and investors. There are two reception rooms, UPVC double glazing, gas central heating, fitted kitchen, shower room/w.c. and stairs lead to two bedrooms and landing with w.c. Walled gardens to the front and rear.

LOCATION

This property fronts onto Mount Pleasant, a one way street which leads between Westgate and Atwick Road in a particularly convenient location for the town centre.

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 from a combi boiler, UPVC double glazing and is arranged on two floors as follows:

OPEN ARCHED PORCHWAY

ENTRANCE HALL

With UPVC front entrance door, stairs leading off and one central heating radiator.

LOUNGE

10'4" x 10'11" (3.15m x 3.33m)
With a bay window to the front, an electric living flame effect stove set in a surround, ceiling cove, centre rose and one central heating radiator.

DINING ROOM

13'9" x 12'1" (4.19m x 3.68m)
With built in cupboards, understairs cupboard and one central heating radiator.

KITCHEN

7'6" x 7'11" (2.29m x 2.41m)
With fitted base and wall units incorporating contrasting worksurfaces and an inset stainless steel sink unit with tiled splashbacks, plumbing for an automatic washer, slot in gas cooker, tile effect laminate floor covering and a wall mounted Ideal central heating boiler.

REAR ENTRANCE LOBBY

With UPVC side entrance door, tile effect laminate floor covering and one central heating radiator.

SHOWER ROOM/W.C.

7'9" x 4'10" overall (2.36m x 1.47m overall)
With a walk in shower incorporating an electric instant shower over, vanity unit housing the wash hand basin, low level w.c., full height tiling to the walls and a ladder style hot towel rail.

FIRST FLOOR

LANDING

With a w.c. leading off incorporating a low level w.c. and wash hand basin with an electric water heater above.

BEDROOM 1 (FRONT)

13'7" x 10'11" (4.14m x 3.33m)
With a built in wall cupboard and one central heating radiator.

BEDROOM 2 (REAR)

8'7" x 12'1" (2.62m x 3.68m)
With a built in wall cupboard and one central heating radiator.

OUTSIDE

The house incorporates a walled foregarden with a wrought iron hand gate and to the rear is an enclosed yard with concreted surfaces, a hand gate leading out to Eastgate View, two timber built store sheds and an outside cold water tap.

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.

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.