



QUICK & CLARKE
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11 Constable Road, Hornsea HU18 1PN
Offers in the region of £345,000

- Super Location
- Spacious Accommodation
- Modern Kitchen
- En-suites to Ground Floor Bedrooms
- Large Gardens
- Close to Promenade & Sea Front
- Two Reception Rooms
- Four Double Bedrooms
- Plenty of Parking & Garage
- Energy Rating: C

Enjoying a super location close to the promenade and seafront this spacious home sits in a large plot with excellent parking facilities, single garage and well screened gardens to the rear. The accommodation has two reception rooms, a modern kitchen, en-suite facilities to two ground floor bedrooms, bathroom/w.c., and stairs lead to two further double bedrooms. NO CHAIN.

Spacious Accommodation – Great Location – Large Gardens & Plenty of Parking

LOCATION

This property is located on Constable Road, a particularly sought after residential location, which leads between Eastgate and Chrystals Road. The property is close to the promenade and seafront.

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 double opening uPVC entrance doors, ceramic tiled floor covering and uPVC inner door to:

CENTRAL HALL

6'7 deepening to 16'4 x 15'1 overall (2.01m deepening to 4.98m x 4.60m overall)
With an open tread staircase leading to the first floor accommodation, two central heating radiators and doorways to:

LOUNGE

14'10 x 16'7 (4.52m x 5.05m)
Plus a circular bow window to the front enjoying a pleasant outlook over the foregarden, concertina doors leading to the rear sitting room, two wall light points, a gas fire with a marble hearth and inset with timber surround, and one central heating radiator.

SITTING ROOM

14'11 x 14' (4.55m x 4.27m)
uPVC concertina door leading onto the rear patio, an electric fire set in a marble hearth and inset with timber surround, two wall light points and one central heating radiator.

KITCHEN

14'6 x 9'9 (4.42m x 2.97m)
With a recently updated refitted kitchen incorporating modern fitted base and wall units along with matching display shelves and full height cupboards, granite worksurfaces, integrated oven and microwave above, split level induction hob with cooker hood over, integrated fridge freezer, tumble dryer, washer and dishwasher, a built-in cupboard with plumbing for an automatic washing machine, inset 1 1/2 bowl ceramic sink unit, LVT flooring, downlighting to the ceiling, uPVC rear entrance door and a ladder towel radiator.

BEDROOM 1 (FRONT)

14'2 x 11'11 (4.32m x 3.63m)
With fitted wardrobes and top storage cupboards, personnel door leading to the shower room and one central heating radiator.

EN-SUITE SHOWER ROOM

6'6 x 11' (1.98m x 3.35m)
With a modern suite comprising panelled shower, wash basin, low level WC, ceramic tile floor covering, part tiling to the walls and a ladder radiator, as well as downlighting to the ceiling and a doorway leading into the central hall.

BEDROOM 2 (REAR)

13'10 x 12'11 (4.22m x 3.94m)
With large full height fitted wardrobes incorporating

sliding fronts, additional fitted wardrobes either side of a bed recess including top storage cupboards, a walk-in shower cubicle and a doorway leads to:

SEPARATE WC

WC with concealed cistern, corner wash basin, full height tiling to the walls and a ladder towel radiator.

BATHROOM/WC

5'11 x 7'7 (1.80m x 2.31m)
With a panelled bath incorporating mixer taps and hand shower over, pedestal wash basin, low level WC, part tiling to the walls and one central heating radiator.

FIRST FLOOR

A small landing with a built-in cupboard housing the hot water tank and doorways to:

BEDROOM 3 (SIDE)

14'9 x 11' (4.50m x 3.35m)
With fitted wardrobes along one wall, a gable window and one central heating radiator.

BEDROOM 4 (FRONT)

12'3 x 10'10 (3.73m x 3.30m)
Dormer window to the front, wardrobes, under eaves storage and one central heating radiator.

OUTSIDE

The property has an extensive frontage with a gravelled and concreted parking drive leading to an on-built single garage with up & over main door, rear personnel door, car inspection pit, power and light laid on. There is also a large gravelled additional parking/turning area and a generous lawned garden with a mainly hedged boundary.

To the rear is a lovely garden with a large raised patio and mainly lawned gardens beyond including a number of trees and shrubs along with conifer hedgerow, a garden shed and an outside cold water tap.

SERVICES

All mains services are available or connected to the property.

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 D.



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.