



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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25 Eastgate, Hornsea, HU18 1DN
Offers in the region of £350,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Super bungalow
- Dining Room Open Plan To Kitchen
- Parking Drive, Garage & Car Port
- Must be viewed

- Lovely Corner Plot
- Three Double Bedrooms
- Spacious True Bungalow
- Energy Rating - C

LOCATION

This property stands in a delightful corner plot which fronts onto Eastgate and has vehicular access leading off Ashcourt Drive, within a very well regarded and convenient residential location in The Conservation Area of the town that is handy for access to a wide range of local amenities.

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 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, oak veneered internal doors and is arranged on one floor as follows:

ARCHED ENTRANCE PORCH

With UPVC front entrance door and matching side panels, tiled flooring and inner door leading through to:

CENTRAL HALL

9'1" x 14'4" overall
With access hatch and folding loft ladder leading to a large roof space (which offers potential for conversion to provide additional accommodation subject to the usual local authority approvals), Karndean flooring, ceiling cove and one central heating radiator.

LOUNGE

15'9" 15'9" overall
And including a splayed bay window to the front. There is

an electric living flame effect fire set in a surround with a conglomerate marble hearth and inset, ceiling cove, two wall light points and a triple central heating radiator in the bay window.

DINING ROOM

13'9" x 12'11"
With a brick and tile open fireplace, open square archway leading through to the kitchen, Karndean floor covering, ceiling cove and one central heating radiator.

KITCHEN

14'6" x 7'
With a good range of matching base and wall units which incorporate grey fronts with contrasting worksurfaces, an inset stainless steel sink, built in oven, AEG microwave and a split level AEG induction hob with splashback and cooker hood over, integrated AEG fridge, freezer and dishwasher, ceiling cove, Karndean floor covering, a feature vaulted ceiling with two double glazed Velux roof lights and doorway leading through to the rear porch.

REAR PORCH

6'8" x 4'4"
With a built in utility cupboard incorporating plumbing for an automatic washer and also housing an Ideal gas fired central heating boiler, ceramic tile flooring and UPVC rear entrance door.

BEDROOM 1 (FRONT)

13'6" x 12'10"
With ceiling cove and one central heating radiator.

INNER HALL

12'3" x 3'5"
With doorway leading in from the central hall, ceiling cove, Karndean floor covering, one central heating radiator and providing access to bedrooms 2 & 3.

BEDROOM 2 (REAR)

11'10" x 11'5" overall
With doorway leading through to the ensuite, bay window

overlooking the rear garden, ceiling cove and one central heating radiator.

ENSUITE WASH ROOM/W.C.

With a fitted white suite comprising a low level w.c. and fitted vanity unit with wash hand basin and tiled splashback, ceiling cove and laminate flooring.

BEDROOM 3

9' x 9'10"
With ceiling cove and one central heating radiator.

BATHROOM

9' x 9'
With a recently refitted modern four piece white suite comprising a twin ended panelled bath, large corner shower cubicle, vanity unit housing the wash hand basin, low level w.c., half height tiling to the walls, downlighting to the ceiling, built in linen cupboards and a ladder style towel radiator.

OUTSIDE

The bungalow stands in delightful gardens which form a particularly attractive feature of the property. There are lawned gardens running along the front and side which incorporate walled boundaries and well stocked ornamental borders. To the rear are raised garden areas which are astro turfed for ease of maintenance and include a sun terrace, rockery and a summerhouse. A concreted driveway leads off Ashcourt Drive providing access to a parking drive with parking for several cars, a car port in front of a brick and tile built GARAGE 9'3" x 17' with a security light mounted on the front, gate opening timber doors, power and light laid on.

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.

COUNCIL TAX BAND

The council tax band for this property is band D.

