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QUICK&CLARKE
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37 Southgate, Hornsea HU18 1RF

Offers in the region of £249,950

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- Mere Views to Rear
- Spacious Accommodation
- Three Reception Rooms
- Lovely Location
- Extensive Rear Gardens
- Lots of Potential
- Master with Shower, Bathroom & Dressing Room
- Energy Rating - TBC

With origins dating back to the 17th Century this spacious cottage enjoys a stunning, extra large garden to the rear with Mere views and a westerly aspect. Whilst in need of some updating to cottage offers a super opportunity to truly make this property your own. No Chain

LOCATION

This property fronts onto Southgate, which leads between Market Place and Rolston Road, well placed for access to the main town centre and 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 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 HALL

With outer UPVC door, inner door and one central heating radiator.

LOUNGE

13'9" x 13'10" (4.19m x 4.22m)
With shelved alcove to the side of the former chimney breast, beams to the ceiling, feature cobble wall, two wall light points and one central heating radiator.

SITTING ROOM

12'10" x 13'10" (3.91m x 4.22m)
With a recess to the chimney breast, painted beams to the ceiling and one central heating radiator.

SUN ROOM

13'11" x 8'4" (4.24m x 2.54m)
With sliding patio doors leading to the rear garden.

STUDY

9'2" x 13'10" (2.79m x 4.22m)
With stairs leading to the first floor and one central heating radiator.

INNER LOBBY

4'11" x 7'10" (1.50m x 2.39m)
With cloaks/W.C. leading off. With a low level W.C., wash hand basin, full height tiling to the walls and one central heating radiator.

KITCHEN

16'8" x 8'1" (5.08m x 2.46m)
With fitted base and wall units incorporating an inset sink unit and work surfaces, dishwasher and oven, UPVC rear entrance door and one central heating radiator.

FIRST FLOOR

SPACIOUS LANDING AREA

With one central heating radiator.

BEDROOM 1

12'8" x 14'10" (3.86m x 4.52m)
With built in storage cupboards and independent shower cubicle and one central heating radiator.

INNER HALL

With under eaves storage area connecting to:

WASH ROOM

6' x 6'3" (1.83m x 1.91m)
With built in cupboard housing the central heating boiler, bidet, W.C., pedestal wash hand basin and one central heating radiator.

DRESSING ROOM

9'5" x 14'3" (2.87m x 4.34m)
(Or interconnecting bedroom 2) With one central heating radiator.

OUTSIDE

Whilst the property fronts onto the pavement there is a pedestrian access along the side and rear of number 36 leading to the rear garden.

To the rear is an extensive, delightful west facing garden which enjoys views towards Hornsea Mere with mature trees, well stocked boarders and planting and an extensive range of timber built stores and sheds and a greenhouse. There is also external lighting, an outside cold water tap and external power points. At the end of the garden there is a gate leading to 'Green Lane', which is accessed via Hull Road, and we understand from the vendors that they have occasionally used this for vehicular access to maintain the garden, etc.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved 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 B.

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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