



# Quick & Clarke

PROPERTY SPECIALISTS

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39 Cheyne Walk, Hornsea, East Yorkshire, HU18 1BX  
Offers in the region of £275,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Three double bedrooms, two reception rooms & conservatory
- Sort after location
- Beautifully maintained gardens
- Council Tax Band D

- Superb cul de sac position
- Integral garage and generous driveway
- EPC Rating D

Situated in a superb cul-de-sac position and on a generous sized plot with well tended gardens to both front and rear, this well proportioned family house offers so much potential. Boasting two reception rooms in addition to a conservatory the property also has three double bedrooms and a house bathroom. In addition there is a utility room and downstairs cloakroom and the property has an integral garage and parking for several vehicles.

#### LOCATION

The property is located on a cul-de-sac leading off from Cheyne Walk which is positioned on the western side of Hornsea. This sort after location is in a peaceful position and yet has the convenience of lying just off the main arterial route linking Hornsea with the major road network.

#### THE PROPERTY COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With uPVC front door and ornate glass panels, stairs to the first floor accomodation.

##### LIVING ROOM

14'3" x 14'7" plus bay  
Very well proportioned room, with space for a wood burning stove, a quarry tiled hearth in an exposed brick fireplace. Bay window to the front elevation.

##### DINING ROOM

10'7" x 8'9"  
French doors opening into the conservatory.

##### KITCHEN

11'6" x 7'5"  
Offering a range of wall and base storage units with cream fronts and butchers block laminate work surfaces. Inset composite sink and drainer, seven ring gas range with extractor over. Window overlooking the garden, pantry/storage cupboard under the stairs.

##### UTILITY ROOM

8'4" x 7'5"  
With wall storage units to match those of the kitchen, space and plumbing for washing machine and tumble dryer. uPVC glass paneled door providing access to the rear garden. Further integral door opening into the garage.

##### CLOAK ROOM

With a two piece sanitary suite comprising WC and hand wash basin.

##### CONSERVATORY

9'9" x 10'  
uPVC construction on drawf wall with French doors opening out onto the rear garden.

##### FIRST FLOOR

##### LANDING

Airing cupboard and window to side elevation.

##### BEDROOM 1

14'6" x 12'5"  
Window to front elevation.

##### BEDROOM 2

12'5" x 8'9"  
Window to rear elevation.

##### BEDROOM 3

9'9" x 10'5"  
Window to front elevation and bulk head storage over the stairway.

##### BATHROOM

9'8" x 5'5"  
Three piece sanitary suite comprising modern P-shape shower bath with electric shower over, pedestal hand wash basin, low level WC, tiled walls and window to the rear elevation.

##### OUTSIDE

The property has an attractive, well tended plot with a gravelled drive leading up to the garage and providing ample parking for several vehicles.

##### FRONT GARDEN

The front garden is largely laid to lawn and open plan in keeping with the cul-de-sac.

##### GARAGE

8'11" x 17'10"  
Up and over doors supplied with light and power and wall mounted gas boiler.

#### REAR GARDEN

A gravelled seating area positioned adjacent to the kitchen and utility room leads out onto a largely lawned garden with wide and well stocked flower beds with a water feature. The garden is fenced on three sides for privacy with gated access from the front.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### 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.



Total area: approx. 129.2 sq. metres (1390.9 sq. feet)