


# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
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1 Desmond Avenue, Hornsea, East Yorkshire, HU18 1AF  
Offers in the region of £155,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Town Centre location
- Two Reception Rooms
- Three Bedrooms
- Garden to the Rear
- No Chain Involved

- Semi-Detached Extended Home
- Modern Kitchen and Bathroom
- Modern Combi Boiler
- Parking Provision
- Energy Rating - D

LOCATION

This property fronts onto Desmond Avenue which leads off Bank Street from Newbegin and enjoys a particularly convenient location within 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, Upvc double glazing, and is arranged over two floors as follows:

ENTRANCE HALL

5' x 6'4"  
With UPVC front entrance door, stairs leading off and one central heating radiator.

CLOAKS/W.C.

With a combined cistern and sink.

LOUNGE

11' x 11'1" deepening to 13'7" in bay window  
With a wood burning stove set in a recess with tiled hearth, one central heating radiator and open square archway to:

DINING ROOM

16'4" x 11'8"  
With downlighting to the ceiling and one central heating radiator.

KITCHEN

9'7" x 9'  
With newly fitted base and wall units incorporating worksurfaces and matching splashbacks with an inset one and a half bowl stainless steel sink unit, built-in oven and split level induction hob with cooker hood over, space for an automatic washing machine and space for an upstanding fridge freezer, downlighting to the ceiling, uPVC side entrance door and a column central heating radiator.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1 (FRONT)

11'1" x 11'2" deepening to 13'11" in bay  
With one central heating radiator.

BEDROOM 2 (REAR)

8'10" x 11'10"  
With an access hatch leading to the roof space and cupboard housing central heating boiler, and one central heating radiator.

BEDROOM 3 (REAR)

7'3" x 8'2"  
With one central heating radiator.

BATHROOM/W.C.

4'10" x 8'1"  
With a modern white suite comprising a panelled bath with mixer taps and plumbed shower over with screen above, Mermaid boarding to the bath area, pedestal wash hand basin with tiled splashback, low level w.c., downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto a mainly gravelled foregarden with a brick frontage and to the rear is an enclosed garden which is mainly paved and gravelled along with a timber built garden shed.

Double opening timber gates also provide access to the rear garden where there is provision should it be required for off-street parking.

AGENT'S NOTE

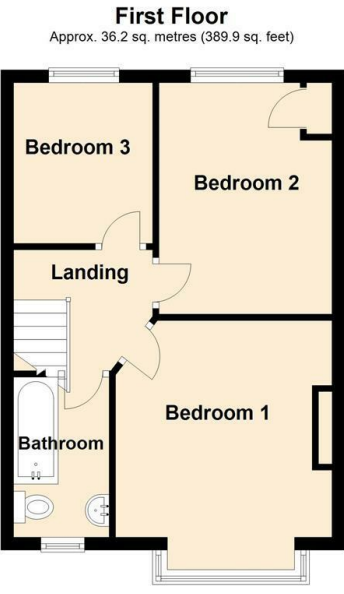
In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is related to a member of staff of Quick & Clarke.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors).

COUNCIL TAX

The Council Tax Band for this property is Band A.



Total area: approx. 81.0 sq. metres (871.8 sq. feet)