

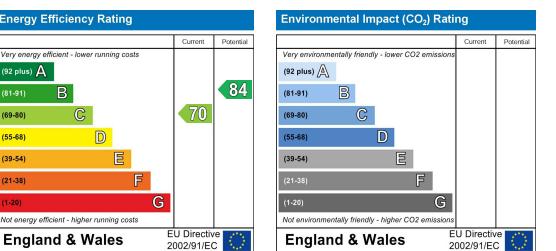
**Floor Plan (for identification purposes only)**



**Viewing**

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**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.

**7 Cliff Road, Hornsea HU18 1LL**

**Offers in the region of  
£154,950**





- With Origins Believed to Date Back to the 1870s
- Convenient Town Centre Location
- Hall, Lounge & Living/Dining Room
- 2 Double Bedrooms & Modern Shower Room
- Delightful Enclosed Rear Garden

EXTENSIVELY REFURBISHED SINCE 2018 THIS WELL PRESENTED TWO BEDROOMED TERRACED FORMER COASTGUARD COTTAGE ENJOYS A VERY CONVENIENT TOWN CENTRE LOCATION BACKING ONTO HALL GARTH PARK AND WITHIN EASY REACH OF THE SEA FRONT AND A WIDE RANGE OF AMENITIES. WITHOUT DOUBT THIS IS A PROPERTY THAT IS WELL WORTH VIEWING.

#### LOCATION

This property fronts onto Cliff Road, just off the main shopping centre and with some pleasant views to the rear over the adjoining Hall Garth Park.

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 (to all but one small window in the utility room) and is arranged on two floors as follows:

- A Former Coastguard Terrace Cottage
- Handy For a Wide Range of Amenities
- Well Equipped Fitted Kitchen & Utility/W.C.
- Walled Forecourt Garden
- Energy Rating - C

#### ENTRANCE HALL

2'11" x 15'6" (0.89m x 4.72m)

With front entrance door, Victorian style tiled flooring, stairs leading off, ornate ceiling rose and one central heating radiator.

#### LOUNGE

12'4" x 12'2" (3.76m x 3.71m)

With a Victorian style open fireplace incorporating a slate surround, an ornate tiled inset and a tiled hearth, picture rail to the walls, ornate ceiling rose, built in cupboard to the side of the chimney breast and one central heating radiator.

#### LIVING/DINING ROOM

12'4" x 12'11" (3.76m x 3.94m)

With a recess to the chimney breast incorporating a brick surround and a timber mantle, built in cupboards to the side of the chimney breast, walk in understairs cupboard, picture rail, ornate ceiling rose and one central heating radiator.

#### KITCHEN

7'11" x 11'11" (2.41m x 3.63m)

With a good range of matching base and wall units which incorporate white fronts with contrasting worksurfaces, an inset 1 1/2 bowl stainless steel sink, built in oven and induction hob with splashback and cooker hood over, matching cupboard housing a Vaillant gas combi boiler, mood lighting, rear entrance door and one central heating radiator.

#### UTILITY/W.C.

8'2" x 5'2" (2.49m x 1.57m)

With a low level w.c., pedestal wash hand basin,

plumbing for an automatic washer and one central heating radiator.

#### FIRST FLOOR

##### LANDING

With a lovely outlook over the rear garden and Hall Garth Park beyond, spindled balustrade to the stairwell, built in cupboards, access hatch to the roof space, ceiling cove and one central heating radiator.

##### BEDROOM 1 (FRONT)

10'6" x 12'4" (3.20m x 3.76m)

With one central heating radiator.

##### BEDROOM 2 (REAR)

10'3" x 13' (3.12m x 3.96m)

With a lovely outlook over the rear garden and Hall Garth Park beyond, and one central heating radiator.

##### SHOWER ROOM

12'1" x 9'1" (3.68m x 2.77m)

With a white suite comprising a corner shower cubicle with a fixed Drench shower and a hand shower, fitted vanity unit with wash hand basin and a low level w.c., full height wet walling and a ladder style hot towel rail.

#### OUTSIDE

The house incorporates a walled foregarden with a distinctive ornamental iron hand gate, part Victorian style tiling and part resin surface, and a window box. To the rear is a good sized, enclosed garden which backs onto Hall Garth Park and incorporates rear access for the waste bins to be taken out from numbers 5 and 7 Cliff Road. There is a paved courtyard style garden with a lawned garden beyond incorporating well stocked borders. There is also a brick outbuilding with a covered storage area, external lighting, an outside double power point and cold water tap.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

#### EXTRAS

All fitted floor coverings, curtains, blinds and light fittings, together with white goods in the kitchen and utility room, will be included in the sale price.