



15 Tranmere Park, Hornsea HU18 1QZ
Offers in the region of £299,950

- Versatile 3/4 Bedrommed Home
- Superb Gardens set in Approx 1/4 of an Acre
- Over 1, 400 sq ft of Accommodation
- Three Reception Rooms
- Paved Parking
- Energy Rating: C

A super three/four bedroomed semi-detached house which stands in a beautiful, extra large plot with a walled rear garden benefitting from Southerly and Westerly aspects and enjoying a great deal of privacy. The accommodation extends to over 1, 400 square foot, has three reception rooms, a ground floor bedroom/second lounge, lounge/snug and a dining room along with a modern kitchen, day room downstairs shower room and a conservatory. There is a block paved parking court to the front and a large patio with covered pergolas and an extensive rear garden which cannot fail to impress.

LOCATION

This property stands in an exceptional plot extending to nearly 1/4 of an acre and includes a superb walled garden with a Southerly and Westerly aspect in a tucked away yet very convenient location towards the end of a residential cul-de-sac known as Tranmere Park which leads off Burton Road, a short distance from the main town centre and sea front.

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

Deserving a full inspection to appreciate all this property has to offer, the accommodation has mains gas central heating via hot water radiators, UPVC double glazing, cavity insulation and is arranged on two floors as follows:

ENTRANCE PORCH

With sliding patio style entrance door and inner door leading through to:

CENTRAL HALL

6'11" x 10'5" (2.11m x 3.18m)

With a spindled staircase leading off and incorporating a cupboard under, feature multi paned window and matching door leading through to the sitting room, ceiling cove, dado rail and one central heating radiator.

SITTING ROOM

12'2" x 12'7" (3.71m x 3.84m)

With an electric living flame effect fire set in a surround with a marble effect hearth and inset, two wall mounted display niches, double multi paned doors leading through to the dining room, ceiling cove and one central heating radiator.

DINING ROOM

11'2" x 11'1" overall (3.40m x 3.38m overall)

With patio doors leading through to the conservatory, built in cupboard, serving hatch to the kitchen, ceiling cove and one central heating radiator.

CONSERVATORY

11'4" x 13'1" (3.45m x 3.99m)

Measured to glass. With a brick base, windows on three sides, sliding patio doors from dining room and double French doors leading out into the rear garden, a pitched polycarbonate covered roof complete with a ceiling light/fan fitting and ceramic tile flooring and one central heated radiator.

KITCHEN

7'10" x 11' (2.39m x 3.35m)

With a good range of modern fitted base and wall units which incorporate marble work surfaces with an inset 1 1/2 bowl sink unit and tiled splashbacks, built in double oven with induction hob and cooker hood over, integrated fridge freezer, dishwasher, serving hatch to the dining room and open square arch to:

DAY ROOM

11'1" x 8'4" (3.38m x 2.54m)

With base cupboards incorporating marble work surfaces and wall units, integrated wine fridge, downlighting to the ceiling, plumbing for an automatic washing machine and bi-fold doors opening to the rear garden.

LOUNGE (OR BEDROOM 4)

14'11" x 15'2" (4.55m x 4.62m)

With a bow window to the front, additional window to the side, Baxi Brazilia wall gas heater ceiling cove, dado rail and one central heating radiator complete with cover.

SHOWER ROOM/W.C.

8'4" x 3'4" (2.54m x 1.02m)

With an independent shower cubicle with rain shower and hand shower, vanity unit housing the wash hand basin, low level W.C. and a ladder style towel radiator.

FIRST FLOOR

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.

LANDING

With a built in airing cupboard housing a modern combi boiler, access hatch with a folding loft ladder leading to a part boarded out roof space, ceiling cove and doorways to:

BEDROOM 1 (FRONT)

12'3" x 12'6" (3.73m x 3.81m)

With a comprehensive range of matching fitted bedroom furniture comprising wardrobes, a dresser unit with display alcoves and top storage cupboards above. There is also cove moulding to the ceiling and one central heating radiator.

BEDROOM 2 (REAR)

11'4" x 9'11" (3.45m x 3.02m)

With fitted wardrobes, matching drawer unit and cupboards, ceiling cove and one central heating radiator. With a lovely outlook over the rear garden.

BEDROOM 3 (FRONT)

6'11" x 8'6" overall (2.11m x 2.59m overall)

With built in cupboards, ceiling cove and one central heating radiator.

BATHROOM

7'10" x 5'4" (2.39m x 1.63m)

With a three piece white suite comprising a shower bath with plumbed shower and shower screen above, fitted vanity unit with wash hand basin and a concealed cistern to a low level

wc, matching fitted bathroom cabinets, ceramic tiled flooring and a ladder style hot towel rail.

OUTSIDE

The property is set back behind a walled frontage with a block paved parking court with double opening wrought iron gates and ornamental borders. There is a hand gate which provides access to the rear garden.

To the rear is a stunning garden which benefits from Southerly and Westerly aspects and enjoys a great deal of privacy and is a particularly attractive feature of the property. A large paved patio adjoins the side and rear of the house which incorporates two covered pergolas providing lovely alfresco dining areas with four large lawned gardens beyond incorporating mature well stocked borders, kitchen garden, a number of fruit trees, an ornamental fish pond, three garden sheds (with power) and a greenhouse.

COUNCIL TAX BAND: C

FOR GUIDANCE PURPOSES ONLY

