Quick & Clarke

PROPERTY SPECIALISTS


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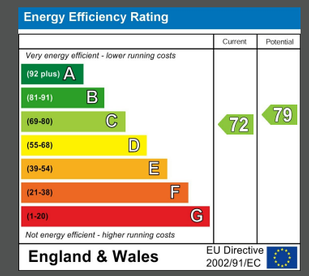
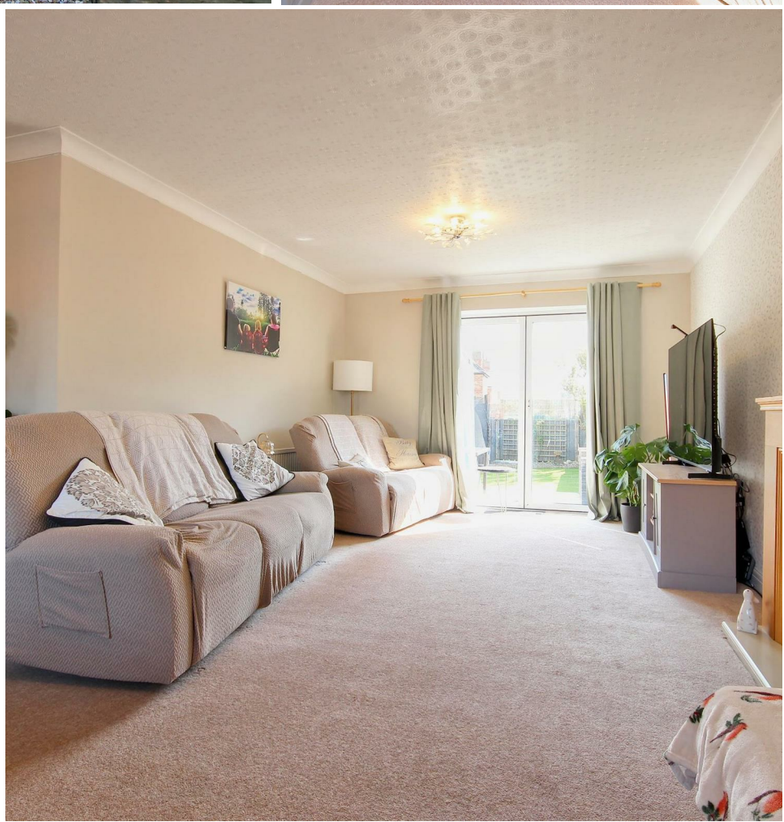



Sandwath Carlton Avenue, Hornsea, East Yorkshire, HU18 1JG
Offers in the region of £220,000



- Spacious home
- 23ft Lounge & dining room
- South facing to rear
- Plenty of parking
- Must be viewed!
- Well presented throughout
- Modern kitchen
- Lovely garden
- Driveway & garage
- Energy Rating - TBC

## LOCATION
This property fonts onto Carlton Avenue, which leads between Cliff and St. Nicholas Drive, close to the Promenade and sea front.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

## ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

## OPEN PORCH

## ENTRANCE HALL
6'9" x 9'8"
With a UPVC front entrance door, stairs leading off incorporating an understairs storage cupboard, laminate flooring and one central heating radiator.

## THROUGH LOUNGE
13'3" x 23'4" overall
With an electric fire and surround, double doors leading to the rear garden and two central heating radiators.

## KITCHEN
11'4" x 8'10"
With an excellent range of modern base and wall units incorporating worksurfaces and matching splashbacks with an inset sink unit, a built in oven and split level ceramic hob with cooker hood over, integrated dishwasher, downlighting to the ceiling, laminate flooring, UPVC rear entrance door and a matching cupboard housing the central heating boiler.

## FIRST FLOOR

## SPACIOUS LANDING
With an access hatch leading to the roof space, one central heating radiator and doorways to:

## BEDROOM 1 (FRONT)
12'4" x 11'5"
With built in cupboards and one central heating radiator.

## BEDROOM 2 (REAR)
9'5" x 9'5"
With built in cupboards and one central heating radiator.

## BEDROOM 3 (FRONT)
8'1" x 6'11"
With one central heating radiator.

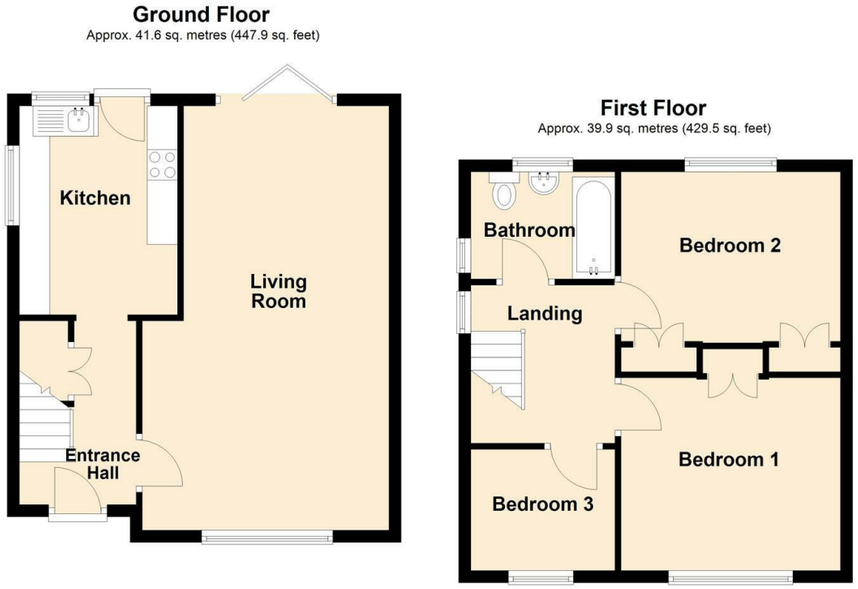
## BATHROOM / W.C.
8' x 5'10"
With a panelled bath incorporating mixer taps and a plumbed shower over with screen above, vanity unit housing the wash hand basin and a concealed cistern / W.C., ceramic tile floor covering, part tiling to the walls and a ladder towel radiator.

## OUTSIDE
The property fronts onto a private parking drive with additional gravelled hard standing in front of the property and the driveway leads past the property to a single garage with up and over main door, power and light laid on.

To the rear is a particularly attractive and well secluded garden which enjoys a southerly aspect with a raised decked terrace, an artificial lawn beyond with mature borders and a further paved terrace to the rear of the garage. There is also external security lighting and an outside cold water tap.

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




Total area: approx. 81.5 sq. metres (877.3 sq. feet)