



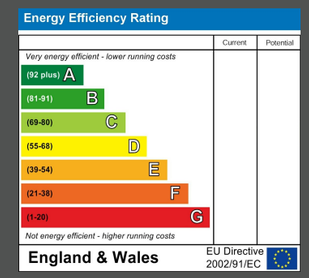




Quick & Clarke

PROPERTY SPECIALISTS

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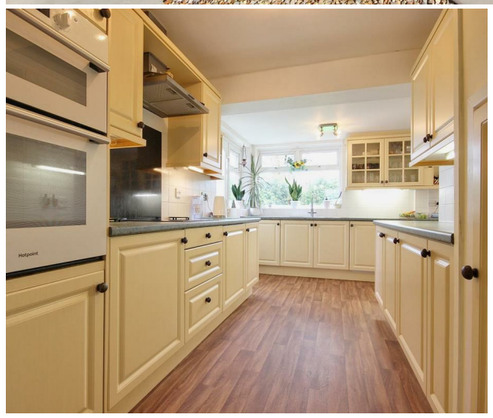
7 College Gardens, Hornsea, HU18 1EF

Offers in the region of £279,950













- Great location
- 20ft through lounge
- Ground floor bedroom
- Two further first floor bedrooms & wash room/w.c
- Plenty of parking & tandem double garage
- Generous corner plot
- Kitchen with utility area
- Ground floor shower room
- Well secluded mature gardens
- Energy Rating - TBC

LOCATION
This property forms part of a small quadrangle which leads off Atwick Road and offers a variety of dwellings overlooking a central green. College Gardens is nicely tucked away from the main road with number 7 enjoying a corner plot adjoining the school sports field to the rear.

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:

RECEPTION DINING HALL
12'11" x 7 '11"
With full height picture window overlooking the foregarden, UPVC front entrance door, staircase leading off and one central heating radiator.

THROUGH LOUNGE
11'9" x 20'4"
With dual aspect windows and sliding patio door leading to the rear garden, two wall light points, a feature electric fire set in a surround and two central heating radiators.

'L' SHAPED KITCHEN WITH UTILITY AREA
7'11" x 12'11" plus 18'2" x 5'11"
With a good range of fitted base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl stainless steel sink unit and tiled splashbacks, built in double oven and split level hob with cooker hood over, integrated fridge, freezer and understairs storage cupboard. To the utility area is a worksurface with plumbing for an automatic washing machine and space for a tumble dryer below, a wall mounted modern Combi boiler, sliding patio doors to the rear garden and there is a side personal door and one central heating radiator.

BEDROOM 1
10'3" x 11'11"
With fitted wardrobes incorporating drawers and display shelves and one central heating radiator.

SHOWER ROOM / W.C.
5'5" x 7'11"
With a corner shower cubicle incorporating aqua boarding to the walls, pedestal wash hand basin, low level W.C., part tiling to the walls and a ladder towel radiator.

FIRST FLOOR

LANDING
With a built in airing cupboard incorporating a central heating radiator, one central heating radiator and doorways to:

BEDROOM 2
14'9" x 11'11"
With an excellent range of fitted wardrobes incorporating drawers, under eaves storage cupboard, two wall light points and one central heating radiator.

BEDROOM 3
10'4" x 7'7"
With a built cupboard over the stairs and one central heating radiator.

WASH ROOM / W.C.
6'6" x 311"
With a pedestal wash hand basin, low level W.C. and part tiling to the walls.

OUTSIDE
The property fronts onto a generous foregarden with a walled frontage and double opening gates. A long parking drive provides plenty of off street parking and leads to a tandem double garage (8'4" x 32'3") with main door, side personal door, power and light laid on.

To the rear is a generous garden with two paved patios and a lawned garden beyond with well stocked borders incorporating mature shrubs and trees, there is also a vegetable garden with a greenhouse, garden store, raised beds and a further gate leads to a compost and potting area.

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.

FLOOR PLAN

TO FOLLOW