





The Property Specialists

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Alpha Cliff Road, Hornsea HU18 1JW
Offers in the region of £169,950

- Semi-Detached House
- Well Presented
- Views Stretching towards the Sea
- Through Lounge and Dining Room
- Kitchen and Utility Room
- Three Bedrooms
- Pleasant Rear Garden
- Energy Rating: E

A particularly well presented, three bedroomed semi-detached house which enjoys open rural views to the front and views stretching to the sea from the rear.

LOCATION

This property is located towards the northern end of Cliff Road and enjoys pleasant rural views to the front and views towards the sea at the rear.

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 on two floors as follows:

FRONT PORCH

With uPVC double glazed outer and inner doors.

ENTRANCE HALL

With stairs leading off, wood grain effect laminate floor covering, two central heating radiators and open plan to:

THROUGH LOUNGE AND DINING ROOM

16' narrowing to 12'9" x 22'2" (4.88m narrowing to 3.89m x 6.76m)
With a recess for an electric stove, bay window with a pleasant open outlook to the front, wood grain

effect laminate floor covering, double Fench doors leading onto the rear garden and one central heating radiator.

REAR HALL

With a walk-in store/cloaks cupboard and wood grain effect laminate floor covering.

KITCHEN

8'8" x 10'5" (2.64m x 3.18m)
Fitted base and wall units incorporating contrasting work surfaces and an inset one and a half bowl stainless steel sink unit, built-in double oven with split level gas hob and cooker hood over, plumbing for a dishwasher, space for a fridge freezer, wood grain effect laminate floor covering, tiled splashbacks, downlighting to the ceiling and one central heating radiator.

UTILITY ROOM

8'5" x 12'4" overall (2.57m x 3.76m overall)
Plumbing for an automatic washing machine, wall mounted gas combi-boiler, uPVC rear entrance door and one central heating radiator.

SEPARATE W.C.

With a low level w.c. and wash hand basin.

FIRST FLOOR

LANDING AREAS

With an access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

9'7" x 12'4" overall (2.92m x 3.76m overall)
With a pleasant open outlook to the front and one central heating radiator.

BEDROOM 2 (REAR)

10'3" x 10'1" overall (3.12m x 3.07m overall)
With a pleasant outlook stretching towards the sea, wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 3 (FRONT)

6'4" x 11'5" (1.93m x 3.48m)
With a pleasant outlook towards fields and one central heating radiator.

BATHROOM/W.C.

8'10" x 7'5" (2.69m x 2.26m)
A lovely modern suite comprising a contemporary twin ended bath with mixer taps and hand shower over, a large independent shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled floor covering, full height tiling to the walls, views stretching towards the sea and a ladder towel radiator.

OUTSIDE

The property fronts onto a low maintenance fore garden with a walled surround and mainly slate surface, and a footpath provides access along the side of the property with a gate to the rear garden.

To the rear is a decked and gravelled terrace with a lawned garden and beyond this is a large paved patio with a dwarf wall, and additional gravelled area. There is also an outside light and cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.



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.