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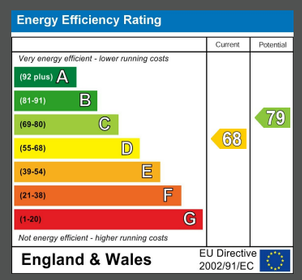
PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



1 Park Row Gardens Park Row, Hornsea, HU18 1PT

Offers in the region of £115,000

- No chain
- Lovely outlook to Memorial Gardens
- Well maintained accommodation
- Fitted bedroom
- Shared garden to rear
- Ground floor
- Super location close to the town centre & seafront
- Spacious Lounge
- Private foregarden
- Energy Rating - D

LOCATION

This property fronts onto Park Row which leads between Railway Street and Grosvenor Road, conveniently located close to both the town centre and seafront with a lovely outlook over the Memorial Gardens.

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 UPVC double glazing, electric heating from modern slimline electric heaters with their own thermostats and timers and is arranged on one floor as follows:

ENTRANCE HALL

With a UPVC entrance door, built in cylinder / airing cupboard and doorway to:

KITCHEN

6'11" x 10'4"
With fitted base and wall units incorporating contrasting worksurfaces with tiled splashbacks and an inset stainless steel sink unit, plumbing for an automatic washing machine, space for a slot in electric cooker with cooker hood over, space for a fridge freezer, breakfast bar and an electric heater room heater.

LOUNGE

13'10" x 12'5"
With a deep box bay enjoying a pleasant outlook over the Memorial Gardens and an electric room heater.

BEDROOM

9'10" x 11'9"
With fitted wardrobes incorporating top storage cupboards and central drawers and an electric room heater.

BATHROOM / W.C.

6'5" x 7'
With a three piece suite comprising of a panelled bath with electric instant shower over, low level W.C., pedestal wash hand basin, full height tiling to the walls and a Dimplex room heater.

OUTSIDE

The property has a low maintenance foregarden with a mainly slated surface behind a dwarf wall with railings, a handgate leads along the left hand side of the building to apartments 1 and 2.

To the rear are communal gardens areas with a PVC large garden shed and a paved pathway in front for use of the apartment. There is also a small concreted terraced area joining the immediate rear of the bedroom.

TENURE

The apartment is held on a 999 year ground lease from 1st January 1988 at a fixed ground rent of £10.00 per annum for the life of the lease. Please note that the vendor of this flat also owns 25% of the freehold of the property and this will be conveyed to the new owners on completion of the sale.

COUNCIL TAX BAND

The council tax band for this property is band A.

Floor Plan
Approx. 43.3 sq. metres (466.4 sq. feet)

Total area: approx. 43.3 sq. metres (466.4 sq. feet)