



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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46 Station Court Railway Street, Hornsea, HU18 1QD
Offers in the region of £225,000



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Super location
- Ground floor shower room
- Three double bedrooms
- Parking
- Energy Rating - C

- Dining kitchen
- Store & utility
- Bathroom/w.c
- West facing garden to rear

LOCATION

This property fronts onto Station Court which leads from Railway Street well placed for access to the seafront and town centre.

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 to all but the Velux roof lights which are double glazed with hardwood frames, and is arranged on two floors as follows:

ENTRANCE HALL

6'2" x 15'10"

With stairs leading off incorporating a small storage cupboard under and one central heating radiator with cover.

LOUNGE

9'10"x14'1"

With double doors to the dining kitchen and one central heating radiator.

DINING KITCHEN

16'6"x8'4" deepening to 10'11"

With fitted base and wall units incorporating worksurfaces with an inset stainless steel sink, built in double oven and gas hob with cooker hood over, tiled splash backs, picture window and double French doors to the garden.

INNER HALL

With personal door to the utility/store and doorway to:

SHOWER ROOM/W.C

4'7"x5'8"

With a large walk in shower, combined w.c and sink, full height tiling to the shower area and downlighting to the ceiling.

UTILITY ROOM / STORE

10'2" x 17'9" overall

With personal doors to the front and rear, plumbing for automatic washing machine, power and light laid on.

FIRST FLOOR

LANDING

With access hatch to the roof void, and built in storage cupboard.

BEDROOM 1

13'2"x11'5"

With fitted wardrobes incorporating top storage cupboards and built in shelves and one central heating radiator.

BEDROOM 2/OFFICE

9'8"x13'10"

With under eaves storage and one central heating radiator.

BEDROOM 3

9'11"x11'2"

With one central heating radiator.

BATHROOM/WC

6'2"x7'6"

With a three piece suite comprising of a panelled bath with tiled splash backs, low level wc, pedestal wash hand basin with tiled splash back, double glazed Velux roof light, shaver point and one central heating radiator.

OUTSIDE

There is an easy to maintain foregarden which can provide additional parking if required and there is a parking drive to the side of the property.

Adjoining the rear is an enclosed, mainly paved garden which enjoys a westerly aspect.

TENURE

The tenure of this property is understood to be freehold, confirmation will be provided by the vendors solicitors.

COUNCIL TAX

This property is in council tax band C.

