



QUICK&CLARKE

The Property Specialists

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127 Cliff Road, Hornsea, HU18 1JB
£100,000

- In Need of Full Refurbishment

• Sold as Seen
- Spacious Accommodation

• Three Reception Rooms
- Utility /w.c

• Close to the Sea Front
- Energy Rating - TBC

• No Onward Chain

PUBLIC NOTICE: We are acting in the sale of the above property and have received an offer of £105,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.
EPC Rating - E

In need of full refurbishment and sold as seen, this end-terrace property offers well proportioned accommodation with lots of potential.

LOCATION
This property fronts onto Cliff Road at its junction with Carlton Avenue, a short distance from the bus station and sea front.

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 gas central heating, uPVC double glazed windows and is arranged as follows:

GROUND FLOOR
SIDE ENTRANCE HALL
With side entrance door, stairs leading to the first floor accommodation and one central heating radiator.

LOUNGE
15'3" x 12'7" (4.65m x 3.84m)
With a sliding patio door to the front and downlighting to the ceiling.

SITTING ROOM
11'11" x 11'9" (3.63m x 3.58m)
With one central heating radiator.

DINING ROOM
15' x 10'3" (4.57m x 3.12m)
One central heating radiator and open square arch to:

KITCHEN
9'9" x 7'11" (2.97m x 2.41m)
With base and wall units, work surfaces, one and a half bowl stainless steel sink unit, tiled splashbacks and doorway to:

UTILITY ROOM
With separate w.c. and a lean-to leading off.

FIRST FLOOR

LANDING
BEDROOM 1 (FRONT)
15'4" x 12'11" plus bay window to front (4.67m x 3.94m plus bay window to front)
One central heating radiator.

BEDROOM 2 (SIDE)
12'1" x 11'10" (3.68m x 3.61m)
Wall cupboard and one central heating radiator.

BEDROOM 3 (SIDE)
11'9" x 10'4" (3.58m x 3.15m)
Ornamental fireplace, wash hand basin and one central heating radiator.

BEDROOM 4 (REAR)
9'10" x 15'7" (3.00m x 4.75m)
With wash hand basin, central heating boiler and hot water tank. One central heating radiator.

BATHROOM
6'1" x 5'3" (1.85m x 1.60m)
With bath, wash hand basin and one central heating radiator.

SEPARATE W.C.
With low level w.c.

OUTSIDE
The property fronts onto a small fore garden and there is on-street parking available on Carrington Avenue.

TENURE
The tenure of the property is Freehold (this will be confirmed by the vendor's solicitor). There is no onward chain involved in the purchase of this property.

COUNCIL TAX
The Council Tax Band for this property is Band A.



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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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