





The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



3 Hillcrest Villas, Atwick YO25 8DR
Offers in the region of £145,000

- No Chain
- Re-decorated Throughout
- New Floor Coverings
- Ready to Move Into
- Super Day/Dining Room Open Plan to Kitchen
- Modern Bathroom with Shower
- Spacious Accommodation
- Generous Garden to Rear with Southerly Aspect
- Parking
- Energy Rating - E

Recently redecorated with new floor coverings throughout, this village property offers spacious accommodation with some lovely views to the rear, a superb open plan day/dining room and modern kitchen, re-fitted bathroom along with a generous garden to the rear, and off street parking. No Chain - Must Be Viewed!

LOCATION

This property forms part of Hillcrest Villas and enjoys a slightly elevated position fronting onto Bewholme Road within the centre of this attractive East Yorkshire coastal village.

Atwick lies approximately 2 miles north of Hornsea on the B1242 and has a parish population of 315 (2011 census). The village includes its own public house overlooking the village green and is just a short drive from a long and sandy beach. More comprehensive facilities are readily available in the nearby town of Hornsea.

ACCOMMODATION

The accommodation has LPG gas central heating via hot water radiators, uPVC double glazed windows and doors, and is arranged on two floors as follows:

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

With uPVC front entrance door, stairs leading to the first floor accommodation and doorway to:

LOUNGE

13'7" x 12'11" (4.14m x 3.94m)
Built-in understairs cupboard, brick recess incorporating a wood burning stove with a tiled hearth, one central heating radiator and double doors leading to:

DAY/DINING ROOM

16'9" x 8'9" (5.11m x 2.67m)
One central heating radiator and open plan to:

KITCHEN

11'7" x 11' (3.53m x 3.35m)
With a good range of fitted base and wall units incorporating contrasting work surfaces with a stainless steel sink unit, built-in oven and split level hob with cooker hood over plumbing for an automatic washing machine, one central heating radiator and uPVC rear entrance door.

BATHROOM/W.C.

4'11" x 11'2" (1.50m x 3.40m)
With a modern white suite comprising an independent shower cubicle with electric instant shower and Mermaid boarding, panelled bath, vanity unit housing the wash hand basin, low level w.c. and a ladder towel radiator.

FIRST FLOOR

LANDING

Access hatch leading to the roof space and doorways to:

BEDROOM 1 (FRONT)

13'7" x 10' (4.14m x 3.05m)
With a cupboard housing the central heating boiler, additional built-in storage cupboards and one central heating radiator.

BEDROOM 2 (REAR)

8'7" x 9' (2.62m x 2.74m)
With one central heating radiator. This room enjoys some pleasant views over fields beyond the garden.

BEDROOM 3 (REAR)

7'11" x 8'9" (2.41m x 2.67m)
With one central heating radiator and enjoying views across fields to the rear.

SEPARATE W.C.

4'2" x 2'11" (1.27m x 0.89m)
With a wash hand basin and low level w.c.

OUTSIDE

The property enjoys the use parking area to the front with steps leading to a low maintenance fore garden.

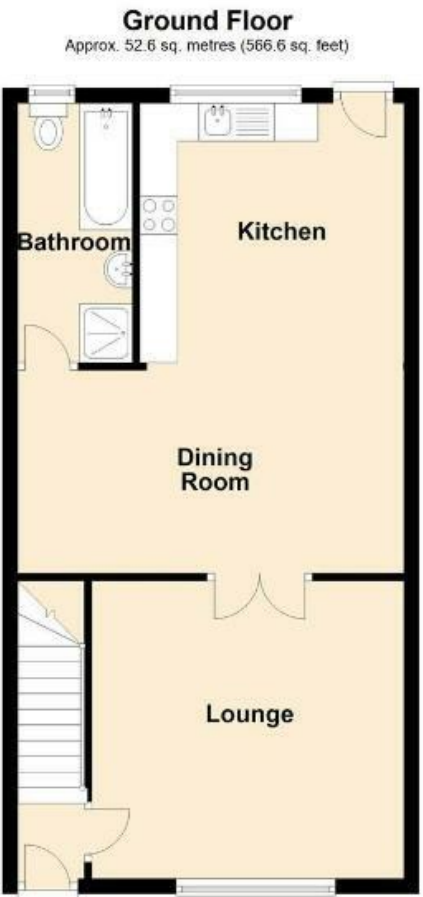
To the rear is a particularly generous garden which enjoys a Southerly aspect and adjoins fields beyond. The garden incorporates a covered seating area, store and chicken coop with an extensive lawned garden, a garden pond and a patio area to the rear of the garden. There is also an outside cold water tap and power point. There is a rear pedestrian access leading along Nos. 1 and 2 Hillcrest Villas providing access to the rear garden.

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 A.



Total area: approx. 87.2 sq. metres (938.2 sq. feet)

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.