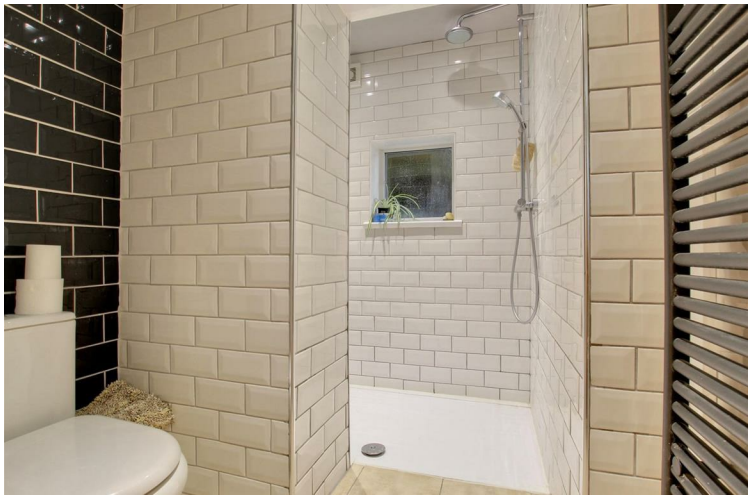
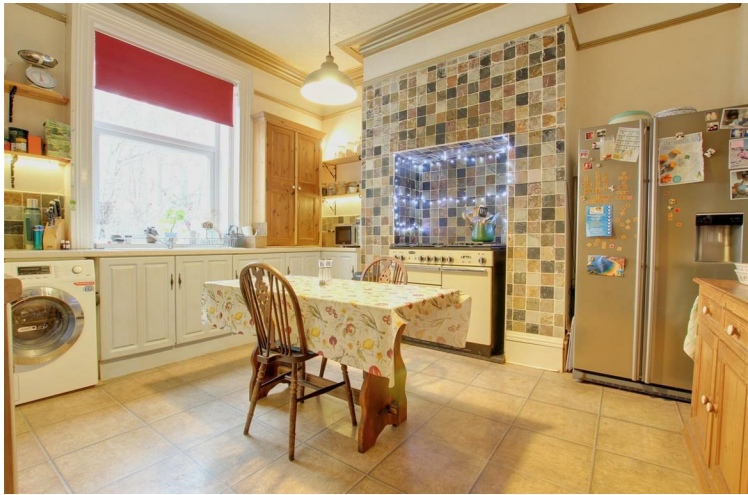






The Property Specialists

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3 Bank Terrace, Hornsea HU18 1SG
Offers in the region of £229,950

- Exceptionally large family house
- Lots of original features
- Convenient location
- Rear garden
- Energy rating - E
- Versatile accommodation
- Ideal for multi-generational living
- Double width parking bay
- No Onward Chain

A beautiful period home offering adaptable spacious accommodation arranged over four floors and retaining some lovely period features. This property simply must be viewed to appreciate the space and value on offer.

LOCATION

This property fronts onto Bank Terrace which backs onto the Trans Pennine Way which leads between Rolston Road and Burton Lane. 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, comprehensive uPVC double glazed windows and double glazed Velux rooflights with timber frames to the second floor accommodation, and is arranged over four floors as follows.

GROUND FLOOR

ENTRANCE HALL

4' deepening to 6'2 x 28'6 (1.22m deepening to 1.88m x 8.69m) With a uPVC front entrance door, spindle staircase leading off, ceiling cornice, fixed cloaks rail, two corbels and one central heating radiator.

DINING ROOM

15' x 13'10 (4.57m x 4.22m) With a recess incorporating space for an electric stove with a timber surround (there is provision for a wood

burning stove with flu in situ), ceiling cornice, centre rose, picture rail, laminate flooring and one central heating radiator.

DINING KITCHEN

12'11 x 13'11 (3.94m x 4.24m) Fitted base and wall units incorporating worksurfaces with 1 1/2 bowl sink unit, tiled splashbacks, shelving and display shelving, a tiled recess incorporating a Range Master cooker, plumbing for an automatic washing machine, ceiling cove, picture rail and tile effect laminate floor covering.

REAR PORCH

uPVC rear entrance door and cloaks/WC leading off incorporating a wash hand basin and low level WC.

BASEMENT LEVEL

The basement offers the opportunity to have separate accommodation with its own access and would make an ideal teenage space or multi generation living area.

HALLWAY

5'9 x 19' (1.75m x 5.79m) Staircase leading from the ground floor accommodation.

WALK-IN STORE/OFFICE

3'7 x 7'8 (1.09m x 2.34m) Downlighting to the ceiling.

SITTING ROOM (FRONT)

14'6 x 13'3 (4.42m x 4.04m) With a wood burning stove set in a recess, downlight to the ceiling and one central heating radiator.

HOBBIES ROOM OR BEDROOM

12'6 x 13'3 (3.81m x 4.04m) With stairs leading to a rear entrance lobby and incorporating a uPVC rear entrance door and one central heating radiator.

SHOWER ROOM/WC

5'8 x 7'2 (1.73m x 2.18m) A large walk-in shower incorporating hand shower and rain shower above, wash hand basin and low level WC. Full height tiling to the walls, ceramic tiled floor covering and a ladder towel radiator. This room has designed to be a wet room.

FIRST FLOOR

LANDING AREAS

With an open fronted walk-in storage area incorporating a stained glass feature window, stairs leading to the second floor accommodation, ceiling cornice and one central heating radiator.

BEDROOM 1 (REAR)

12'11 x 13'11 (3.94m x 4.24m) With an ornamental cast iron fireplace and one central heating radiator.

BEDROOM 2 (FRONT)

10'9 x 13'10 (3.28m x 4.22m) With one central heating radiator.

BATHROOM/WC

8'2 x 9'9 (2.49m x 2.97m) With a large twin ended bath, independent shower cubicle, concealed cistern/WC and pedestal wash hand basin. Part tiling to the walls, downlighting to the ceiling, one central heating radiator and a ladder radiator.

SECOND FLOOR

LANDING AREAS

With doorways to:

BEDROOM 3 (FRONT)

19'7 x 8'5 (5.97m x 2.57m) Double glazed Velux rooflight, downlighting to the ceiling and one central heating radiator.

BEDROOM 4 (REAR)

12'11 x 10' (3.94m x 3.05m) Double glazed Velux rooflight and one central heating radiator.

OUTSIDE

The house is set back behind an ornamental foregarden which benefits from a southerly aspect and there are paved and gravelled terraced areas, trellis work, climbing plants along with borders with electrical point.

Stone steps lead down from the ground floor rear porch providing access to a concreted parking bay which joins the immediate rear of the house. Beyond this is a communal access which leads across the rear of the terrace. Beyond this is a further garden area which incorporates a sun deck with a summerhouse with power and light laid on and additional parking space.

FIXTURES AND FITTINGS

Fixtures and fittings will be available by separate negotiation.

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.