

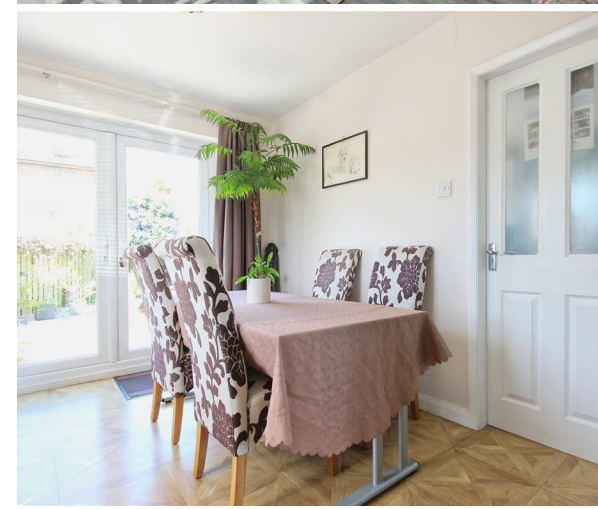


Quick & Clarke

PROPERTY SPECIALISTS

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East Riding of Yorkshire
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34 Cheyne Walk, Hornsea, HU18 1BX
Offers in the region of £320,000



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

- Spacious dormer bungalow
- Two reception rooms
- Two bathrooms
- West facing garden to rear
- Garage & workshop

- Well appointed throughout
- Super conservatory
- Utility room
- Twin Driveways
- Energy Rating - TBC

This property benefits from two modern bathrooms, an 18ft lounge with dining room leading off, modern kitchen and utility room with a conservatory extension to the rear, plenty of parking with twin driveways, an excellent garage and workshop and a well secluded Westerly aspect to the rear.

LOCATION

This property is located on Cheyne Walk which leads from Seaton Road on the Western side of the popular town of Hornsea.

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 and is arranged on two floors as follows:

ENTRANCE HALL

9'2" x 11'6" overall
With UPVC front entrance door and matching side panels, stairs leading off incorporating storage under, laminate flooring and one central heating radiator complete with cover.

LOUNGE

18'9" x 11'5"
With an electric fire set on a hearth and inset with surround, bow window to the front, two central heating radiators including radiator covers and an open archway leads to:

DINING ROOM

9'9" x 10'
With laminate flooring, double French doors to the rear garden and one central heating radiator.

KITCHEN

9'7" x 8'9"
With a good range of base and wall units incorporating contrasting worksurfaces with an inset ceramic sink unit and tiled splashbacks, built in oven and gas hob and cooker hood over, integrated dishwasher and one central heating radiator.

UTILITY ROOM

5'9" x 9'11"
With an understairs pantry cupboard leading off, top storage cupboards with one housing the central heating boiler, worksurface with plumbing for an automatic washer and space for a tumble dryer below, a built in American fridge freezer, laminate flooring and UPVC door to the conservatory.

CONSERVATORY

17'5" x 11'7"
With a brick base and UPVC double glazed windows with a pitched polycarbonate covered roof, double French doors lead to the garden. There is a personal door to the garage and a UPVC door leads to the driveway.

BEDROOM 1

11'3" x 11'7"
With one central heating radiator.

SHOWER ROOM / W.C.

7'1" x 9'10"
With a good range of matching storage incorporating a vanity unit housing the wash hand basin and concealed cistern / W.C., a corner shower cubicle, tiled splashbacks, one central heating radiator, laminate flooring and a ladder towel radiator.

FIRST FLOOR

LANDING

With a good range of built in cupboards (one which houses the hot water cylinder tank) and there are doorways to:

BEDROOM 2

18'11" x 10'8"
With an extensive range of fitted base and wall units incorporating top storage cupboards, bedside tables with display shelves, matching drawers and a dressing table. There is also one central heating radiator.

BEDROOM 3

7'11" x 13'6"
With one central heating radiator.

BATHROOM / W.C.

6' x 9'
With a four piece suite comprising of a corner shower cubicle, panelled bath with mixer taps and hand shower over, vanity unit housing the wash hand basin and concealed cistern / W.C., laminate flooring, half height tiling to the walls, access hatch leading to the roof void and one central heating radiator.

OUTSIDE

The property fronts onto an attractive foregarden where there is also a lawn and a paved parking drive leads to a brick built garage and workshop. There is also an additional gravelled driveway to the Western side of the property with a full sized gate leading to the rear garden.

To the rear is an attractive enclosed garden which enjoys a great deal of privacy along with a Westerly aspect. The garden has been arranged to create easy to maintain surfaces which are mainly paved with a number of gravelled borders and

include mature shrubs and trees. There is also a summerhouse and a brick built barbeque, two outside water taps, external lighting and a personal door to the rear of the workshop.

GARAGE

9' x 18'11"
With up and over main door, side personal door and open to:

WORKSHOP / ADDITIONAL GARAGING

17'11" x 14'10"
With personal door leading to the garden. The garage benefits from power and light laid on along with its own central heating boiler via LPG tanks, located to the rear of the garage. There are three central heating radiators and the garage creates an excellent workshop or space for numerous vehicles.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band D.

FLOOR PLAN

TO FOLLOW