

Mill Lodge Atwick Road, Hornsea HU18 1DZ

Offers in the region of £235,000

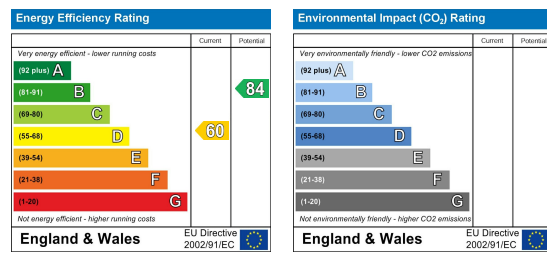
Floor Plan (for identification purposes only)



Viewing

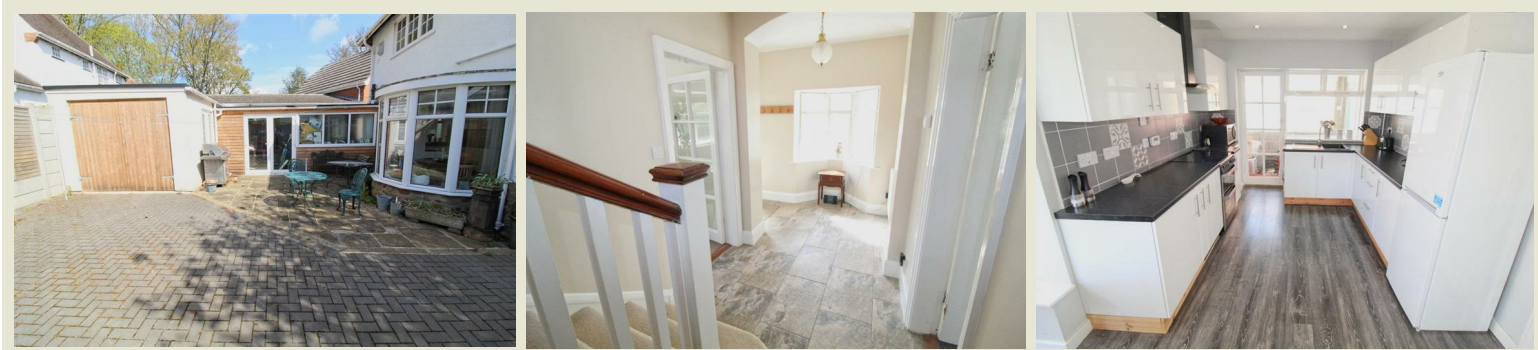
Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.





- Detached Cottage Style House
- 3 Bedroomed Accommodation
- Porch, Reception Hall & Lounge
- Block Paved Driveway & Parking Space
- Large Car Port & An Integral Garage

- Newly Refurbished & Improved
- Ensuite Bathroom & Family Shower Room
- 18ft Dining Kitchen & Large Utility Room
- Enclosed Courtyard Style Patio Garden
- Energy Rating - TBC

FRONT ENTRANCE PORCH

4' x 4'4" (1.22m x 1.32m)
With UPVC front entrance door, ceramic tiled flooring and inner door opening into:

RECEPTION HALL

16'6" x 8'2" overall (5.03m x 2.49m overall)
With a spindled dog leg staircase leading off, bay window to the side, ceramic tile flooring and one central heating radiator.

CLOAKS/W.C.

With a white suite comprising a low level w.c. and a corner wash hand basin with tiled splashback, laminate flooring and one central heating radiator.

LOUNGE

14'10" x 13'3" overall (4.52m x 4.04m overall)
and including a splayed bay window to the front, a cast iron log burning stove set into a recess in the chimney breast with a timber surround and a raised stone hearth, ceiling cornice, centre rose, two downlights and one central heating radiator.

DINING KITCHEN

18'8" x 9'6" (5.69m x 2.90m)
plus a deep circular bay window 8'2" x 5'3". The kitchen area is fitted out with a range of matching base and floor units which incorporate white high gloss fronts with contrasting worksurfaces, an inset single drainer sink, tiled splashbacks, a slot in cooker with fitted cooker hood over, downlighting to the ceiling, laminate flooring, one central heating radiator and a side entrance door opening out into the car port.



UTILITY ROOM

7'10" x 28'1" overall (2.39m x 8.56m overall)
With double French doors leading out into the garden, side entrance door and a further personal door leading through to the integral garage. The utility is fitted out with a worktop and a single drainer stainless steel sink, there is plumbing for an automatic washer, a wall cupboard, downlighting and a Worcester gas central heating boiler.

INTEGRAL GARAGE

10' x 16'4" (3.05m x 4.98m)
With gate opening timber doors to the front, power points and strip lighting.

FIRST FLOOR

LANDING

With spindled balustrade to the stairwell, access hatch to the roof space and one central heating radiator to the half landing.

BEDROOM 1 (REAR)

12'9" x 9'7" (3.89m x 2.92m)
With doorway leading through to the ensuite and one central heating radiator.

ENSUITE BATHROOM

5'11" x 7'11" (1.80m x 2.41m)
With a four piece white suite comprising a panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c., tiled splashbacks and one central heating radiator.

BEDROOM 2 (FRONT)

7'2" x 11'9" (2.18m x 3.58m)
With a built in wardrobe and one central heating radiator.

BEDROOM 3 (FRONT)

7'2" x 11'9" overall (2.18m x 3.58m overall)
With a built in wardrobe and one central heating radiator.

SHOWER ROOM

6'3" x 7'2" (1.91m x 2.18m)
With a three piece white suite comprising a tiled shower cubicle, and a fitted vanity unit with wash hand basin and a low level w.c. with a concealed cistern, built in cylinder/airing cupboard, additional built in storage cupboard, laminate flooring, downlights and one central heating radiator.

OUTSIDE

The house incorporates a small lawned foregarden and there is a block paved PARKING DRIVE together with an additional parking space in front of the house. There is a large gated CAR PORT alongside the house and this includes a paved surface. To the rear is an enclosed courtyard style garden with a paved SUN TERRACE and a block paved driveway which leads to the integral garage.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

The property is sold with all fitted floor coverings, curtains, blinds and light fittings included in the sale price.

THIS APPEALING DETACHED COTTAGE STYLE HOUSE HAS BEEN RECENTLY REFURBISHED AND MUCH IMPROVED. THE PROPERTY OFFERS THREE BEDROOMED ACCOMMODATION WITH AN ENSUITE BATHROOM TO THE MASTER BEDROOM AS WELL AS A FAMILY SHOWER ROOM. THE PROPERTY STANDS IN LOW MAINTENANCE GARDENS WITH A COURTYARD STYLE PATIO ENJOYING A WESTERLY ASPECT, A LARGE CAR PORT AND A GARAGE. OFFERED FOR SALE WITH NO CHAIN INVOLVED THIS IS A PROPERTY WHICH MUST BE VIEWED!

LOCATION

This property fronts onto Atwick Road, a short distance to the north of the main town centre and within easy reach of local amenities.

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 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 the benefit of MAINS GAS CENTRAL HEATING via hot water radiators and is briefly arranged on two floors as follows: