



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
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35 Ashcourt Drive, Hornsea, HU18 1HE  
Offers in the region of £290,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- True bungalow
- 20ft dining kitchen
- West facing to rear
- Parking drive
- Garage

- Three bedrooms
- Garden room
- Low maintenance garden
- Car port
- Energy Rating - TBC

### LOCATION

This property fronts onto Ashcourt Drive which leads off Eastgate.

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 one floor as follows:

#### ENTRANCE HALL

11'10" x 5'11"

With UPVC side entrance door, central heating radiator, inner hallway leading off with built in cupboards and an access hatch leading to the roof space incorporating a folding loft ladder.

#### LOUNGE

12'10" x 13'11"

With an electric fire incorporating a surround and hearth, ceiling cove, sliding patio door to the garden room and one central heating radiator.

#### DINING KITCHEN

8' x 20'2"

With fitted base and wall units incorporating worksurfaces with an inset sink unit and tiled splashbacks, a built in oven and split level hob with cooker hood over, plumbing for a dishwasher and one central heating radiator.

#### GARDEN ROOM

12'1" x 9'11"

With a feature lantern ceiling light, a pleasant outlook over the rear garden, patio doors to the rear garden, personal door to the garage and one central heating radiator.

#### BEDROOM 1 (FRONT)

12'11" x 10'11"

With one central heating radiator.

#### BEDROOM 2 (FRONT)

9'7" x 10'10"

With one central heating radiator.

#### BEDROOM 3 (SIDE)

8'7" x 8'1"

With one central heating radiator.

#### SHOWER ROOM / W.C.

5'4" x 6'4"

With a modern suite comprising of a corner shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls and a ladder towel radiator.

#### OUTSIDE

The property fronts onto easy to maintain foregarden with plenty of parking, and a driveway leading to a carport and on built single garage (8'10" x 17'6") with automated main door, personal door, and there is also a useful utility area to the rear with plumbing automatic washing machine, space for a tumble dryer, power and light laid on.

To the rear is a pleasant West facing garden which adjoins

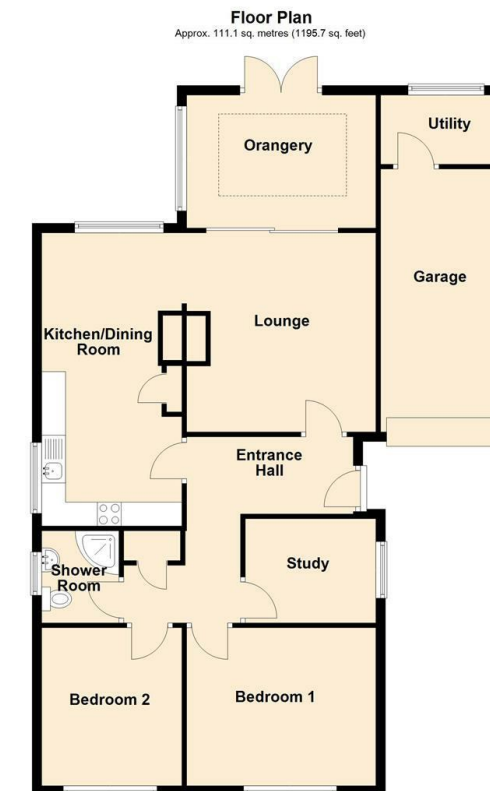
the school playing fields and has low maintenance surfaces with large paved sun terraces, and a lawn beyond with a hedged and fenced surround. There is also a garden shed, an outside cold water tap and external lighting.

### 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.



Total area: approx. 111.1 sq. metres (1195.7 sq. feet)