



QUICK & CLARKE
The Property Specialists

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9 Hornsea Burton Road, Hornsea HU18 1TP
Offers in the region of £229,950

- Extra Large Plot
- Well Presented
- Four Bedrooms
- Long Parking Drive
- No Onward Chain
- Flexible Accommodation
- Through Lounge & Dining Kitchen
- Generous Garden Plot
- Garage
- Energy Rating: D

Must be viewed, offering spacious and adaptable accommodation set in a generous garden plot this well presented home features a spacious living dining room, modern bathrooms and a conservatory to the rear. There is plenty of parking, garage and a large rear garden which enjoys a great deal of privacy.

LOCATION

This property fronts onto Hornsea Burton Road, which leads from the South Promenade to join Trinity Road to Rolston Road.

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.

THE ACCOMMODATION

The accommodation has air source central heating via hot water radiators, uPVC double glazing, oak internal doors and is arranged on two floors as follows:

ENTRANCE HALL

With uPVC front entrance door and matching side panel, stairs leading off incorporating a storage area under, wood grain effect laminate floor covering and one central heating radiator.

CLOAKS/W.C.

6'8" x 2'10" (2.03m x 0.86m)
With a white suite comprising low level w.c., pedestal wash hand basin, wood grain effect laminate floor covering and half height tiling to the walls.

LOUNGE WITH DINING AREA

10'8" x 17'10" (3.25m x 5.44m)
With a bow window to the front, inset feature gas fire, ceiling cove and one central heating radiator.

DINING KITCHEN

10'8" x 12'3" (3.25m x 3.73m)
With a good range of fitted base and wall units incorporating contrasting work surfaces and matching breakfast bar, inset stainless steel sink unit, space for a slot-in cooker with cooker hood over, plumbing for an automatic washing machine, tile effect laminate floor covering, one central heating radiator and uPVC door to:

CONSERVATORY

17'5" x 8'7" (5.31m x 2.62m)
With uPVC double glazed windows overlooking the rear garden, double French doors and a pitched polycarbonate covered roof.

BEDROOM 3 (REAR)

9'11" x 8'6" (3.02m x 2.59m)
With wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 4 (FRONT)

9'11" x 7'10" (3.02m x 2.39m)
With wood grain effect laminate floor covering and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch leading to an under eaves storage space, access hatch leading to the roof space and a built-in storage cupboard.

BEDROOM 1 (FRONT)

13' x 10'9" (3.96m x 3.28m)
With a useful under eaves storage area, wood grain effect laminate floor covering and one central heating radiator.

BEDROOM 2 (REAR)

10'9" x 12' (3.28m x 3.66m)
With a pleasant outlook over the rear garden and beyond, and one central heating radiator.

BATHROOM/W.C.

6'8" x 6'11" (2.03m x 2.11m)
With a modern white suite comprising panelled bath with plumbed shower over, pedestal wash hand basin, low level w.c., half height tiling to the walls and one central heating radiator.

OUTSIDE

The property sits in a particularly generous garden plot with a good sized lawned and gravelled fore garden with mature hedgerow and a long parking drive leads along the side of the property through double opening timber gates to meet a single concrete sectional garage measuring 9'1" x 18'1" with up-and-over main door, side personal door, power and light laid on. There is also an outside tap located in the driveway.

To the rear is a generous garden which includes a

large lawn, mature borders with a fence surround, a number of fruit trees along with a paved patio and external lighting.

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 C.

FIXTURES AND FITTINGS

Available by sperate negotiation.



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.