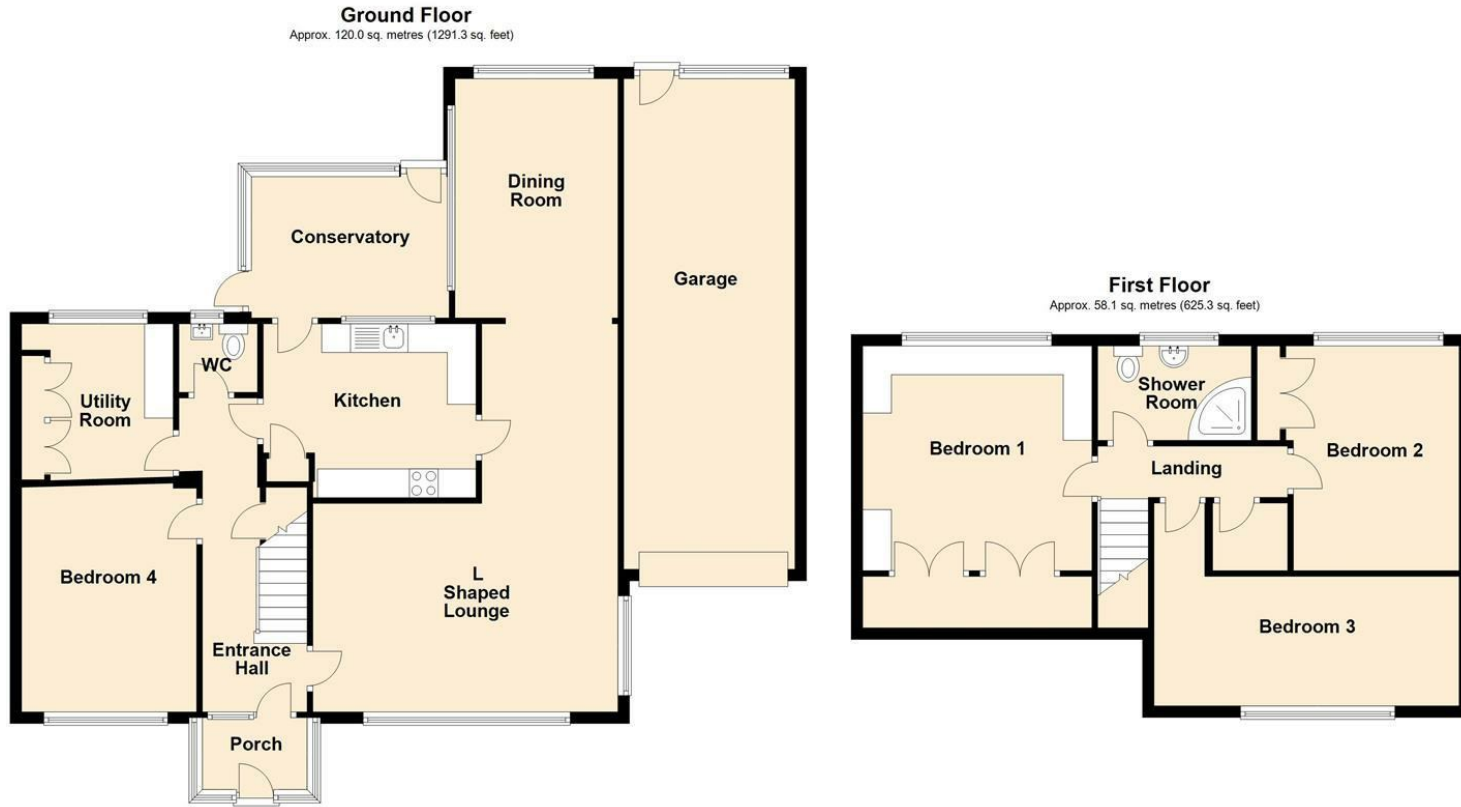


6 Ashcourt Close, Hornsea HU18 1HG

Offers in the region of  
**£325,000**

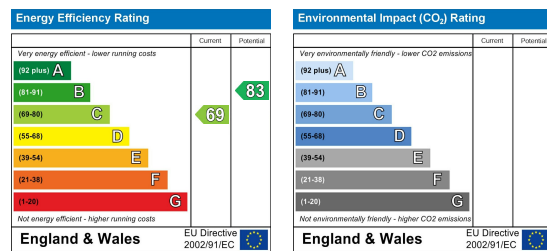
**Floor Plan (for identification purposes only)**



**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.





- An Individual Detached House
- Enjoys a Select Cul De Sac Location
- 'L' Shaped Lounge, Dining Room & Kitchen
- Low Maintenance Foregarden
- Good Sized Rear Garden with Summer House & Greenhouse

A SPACIOUS INDIVIDUAL DETACHED FAMILY HOUSE WHICH OFFERS ADAPTABLE FOUR/FIVE BEDROOMED ACCOMMODATION AND ENJOYS A SOUGHT AFTER CUL DE SAC LOCATION WELL PLACED FOR ACCESS TO THE MAIN TOWN CENTRE. OFFERED FOR SALE WITH NO CHAIN INVOLVED THIS IS A PROPERTY THAT IS WELL WORTH VIEWING.

#### LOCATION

This property is located within a small residential cul de sac known as Ashcourt Close, which leads off Ashcourt Drive from Eastgate, in a quiet area that is well placed for access to most 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 MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, CAVITY AND LOFT INSULATION, a BURGLAR ALARM, A CCTV SYSTEM, SECURITY LIGHTING and is arranged on two floors as follows:

- Offers Spacious 4/5 Bedroom Accom
- Porch, Hall and Cloaks/W.C.
- Conservatory, Utility/Bed 5 & Shower Room
- Private Driveway to a 29ft Tandem Garage
- Energy Rating - TBC

#### FRONT PORCH

6'6" x 4'2" (1.98m x 1.27m)  
With UPVC outer and inner doors.

#### ENTRANCE HALL

5'11" x 17'11" (1.80m x 5.46m)  
With stairs leading off, understairs storage cupboard, ceiling cove and one central heating radiator.

#### CLOAKS/W.C.

With a white suite comprising a pedestal wash hand basin and a low level w.c., and half height tiling to the walls.

#### 'L' SHAPED LOUNGE

17'5" x 11'10" deepening to 22'2" (5.31m x 3.61m deepening to 6.76m)  
With a cast stone fire surround, ceiling cove, open archway leading through to the dining room and two central heating radiators.

#### DINING ROOM

9'3" x 13'4" (2.82m x 4.06m)  
With ceiling cove and one central heating radiator.

#### KITCHEN

12'1" x 9'10" (3.68m x 3.00m)  
With a good range of matching fitted base and wall units which incorporate maple fronts with contrasting worksurfaces, an inset 1 1/2 bowl sink, built in oven and split level gas hob with cooker hood over, integrated microwave, fridge and freezer, small slide out breakfast bar, plumbing for an automatic washer, built in pantry cupboard, ceiling cove, Karndean flooring and one central heating radiator.

#### CONSERVATORY

11'6" x 8' (3.51m x 2.44m)  
With a brick base, a pitched polycarbonate covered roof complete with a ceiling light/fan fitting, two external doors and ceramic tile flooring.

#### UTILITY ROOM

8'7" x 8'9" (2.62m x 2.67m)  
With built in wardrobe and storage cupboards, fitted shelving and a built in cupboard to house an automatic dishwasher and a freezer. There is also a wall mounted British Gas central heating boiler which we understand was fitted in 2014, ceiling cove and one central heating radiator. This room was originally a bedroom and could be reinstated for use as the fifth bedroom if required.

#### BEDROOM 4 (FRONT)

10' x 12'11" (3.05m x 3.94m)  
With ceiling cove and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With access hatch to the roof space, ceiling cove, a large walk in airing cupboard and doorways to:

#### BEDROOM 1 (REAR)

13'1" x 16' overall (3.99m x 4.88m overall)  
With a good range of matching fitted bedroom furniture comprising six door fitted wardrobes, an extensive range of fitted drawer units incorporating a window seat, dresser unit and two bedside corner display alcoves. There is also cove moulding to the ceiling and one central heating radiator.

#### BEDROOM 2 (REAR)

9'5" x 13' (2.87m x 3.96m)  
With a two door built in wardrobe cupboard and one central heating radiator.

#### BEDROOM 3 (FRONT)

15'9" x 7'5" deepening to 11'1" (4.80m x 2.26m deepening to 3.38m)  
With one central heating radiator.

#### SHOWER ROOM

8'8" x 5'4" (2.64m x 1.63m)  
With a three piece suite comprising a corner shower cubicle, pedestal wash hand basin and low level w.c., full height tiling to the walls, an electric hot towel rail and one central heating radiator.

#### OUTSIDE

The house fronts onto mainly gravelled, low maintenance foregarden with a wide, private paved PARKING DRIVE leading to a tandem brick built GARAGE 9'9" x 29'5" with an up and over door, a rear personal door, power and light laid on. To the rear is a good sized lawned garden with a mature hedged surround, paved terrace areas, a rockery garden with an adjoining pond and a variety of shrubs. There is also an octagonal shaped SUMMER HOUSE and a good sized aluminium framed GREENHOUSE.

#### 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

All fitted floor coverings, curtains, blinds, light fittings and white goods (washing machine in the kitchen, dishwasher and freezer in the utility room and tumble dryer in the garage), together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.