



QUICK&CLARKE

The Property Specialists

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18 Station Court, Hornsea HU18 1QD
£475

- Self Contained Ground Floor Flat
- Two Fitted Bedrooms
- Private Entrance and 15ft Lounge
- Fitted Kitchen and Bathroom/W.C.
- Fronts onto a Parking Court
- Communal Gravelled Garden/Drying Area
- Energy Rating - D

LOCATION

This Property is located close to the entrance of a small courtyard development which leads off Railway Street, nearly opposite the local Police Station. Conveniently located between the main town centre and seafront, the Development incorporates the former Railway Station buildings which were skilfully converted into mews bungalows and flats, and are located opposite to the subject Property. The beach and seafront facilities are particularly close at hand. 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 an ECONOMY 7 heating system, UPVC DOUBLE GLAZING and is arranged on one floor as follows:

FRONT ENTRANCE LOBBY

5' x 3'7" (1.52m x 1.09m)
with UPVC front entrance door and inner door leading through to:

LOUNGE

13'8" x 15'6" (4.17m x 4.72m)
with ceiling cove and a slimline storage heater.

INNER HALL

with a large walk in under-stairs storage/airing cupboard which houses the hot water cylinder, ceiling cove and doorways to:

KITCHEN

8' x 8'8" (2.44m x 2.64m)
with a range of matching fitted base and wall units which incorporate contrasting work surfaces with an inset ceramic sink, slot in electric cooker with cooker hood over, plumbing for an automatic washer, tiled splash backs, ceiling cove and strip lighting.

BEDROOM 1 (Rear)

9'5" x 15'1" (2.87m x 4.60m)
overall with four door fitted wardrobes, ceiling cove and a slimline storage heater.

BEDROOM 2 (small)

7'8" x 12'3" (2.34m x 3.73m)
excluding the door recess, with four door fitted wardrobes, ceiling cove and a slimline storage heater.

BATHROOM

5'6" x 7'8" (1.68m x 2.34m)
with a modern white suite comprising a panelled bath with Mira electric instant heated shower over, pedestal wash hand basin, low level wc, full height tiling to part of the walls, extractor fan, ceiling cove and a wall mounted fan heater.

OUTSIDE

This block of flats fronts onto a block paved parking court and there is a communal garden/drying area to the rear.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.

