

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

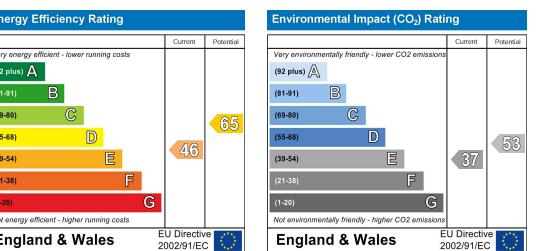


**FOR GUIDANCE PURPOSES ONLY**

**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.

**36 Burton Road, Hornsea HU18 1QY**

**Offers in the region of  
£275,000**





- Substantial Period Home
- Westerly Facing Rear Garden
- Two Reception Rooms
- Retaining Lots of Period Features
- Attractive Rear Garden

A superb spacious property retaining many period features and enjoying a particularly convenient location close to the town centre and seafront, with a lovely westerly aspect to the rear.

The property has two reception rooms, a recently refitted kitchen with a garden room leading off and separate W.C. Stairs lead to two bedrooms and a spacious bathroom, separate W.C and to the second floor are three further bedrooms.

**SUPERB PERIOD PROPERTY - MUST BE VIEWED!**

#### **LOCATION**

Occupying a particularly convenient central location, this property fronts onto Burton Road which leads off Grosvenor Road from New Road within a well established residential area being a short distance from the town centre and sea front.

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 well appointed accommodation has mains gas

- Superbly Presented Throughout
- Convenient Location
- Kitchen with Garden Room off
- Five Double Bedrooms
- Energy Rating - E

central heating via hot water radiators controlled by a HIVE thermostat, UPVC double glazing and is arranged over three floors as follows:

#### **GROUND FLOOR**

##### **PORCH**

With UPVC double outer doors and an ornate tiled floor with half tiling to the walls, an inner door leading to:

##### **ENTRANCE HALL**

3'5" widening to 5'5" x 24' (1.04m widening to 1.65m x 7.32m)

With a spindled staircase leading off incorporating a cloaks area and cupboard under, ornate tiled flooring, ceiling cornice, dado rail and one central heating radiator.

##### **SITTING ROOM**

13'3" x 12'11" deepening to 16'5" in the bay window (4.04m x 3.94m deepening to 5.00m in the bay window)

With a cast iron fireplace incorporating an ornate tiled inset with a granite hearth and painted surround, oak flooring, ceiling cornice, centre rose, two downlights, picture rail and one central heating radiator.

##### **DINING ROOM**

10'9" x 13' (3.28m x 3.96m)

With a cast iron fireplace incorporating an ornate tiled inset and slate hearth with a painted surround, ceiling cornice, centre rose, picture rail, oak flooring and UPVC double French doors leading out onto the rear patio and one central heating radiator.

##### **KITCHEN**

9'9" x 13'3" (2.97m x 4.04m)

With a good range of fitted base and wall units which

incorporate contrasting work surfaces with an inset one and a half bowl stainless steel sink unit with tiled splashbacks, built in Samsung dual cook flex oven and induction hob set in a chimney recess, integrated fridge freezer, dishwasher, washing machine, concealed central heating boiler (installed February 2019) and one central heating radiator.

##### **GARDEN ROOM**

7'10" x 11' (2.39m x 3.35m)

With solid wooden flooring, double French doors onto the rear garden and one central heating radiator.

##### **SEPERATE W.C.**

With a low level W.C. and wash hand basin, ceramic tile flooring and one central heating radiator.

##### **FIRST FLOOR**

##### **LANDING**

With a spindled balustrade, dado rail and doors to:

##### **BEDROOM 1**

17'1" narrowing to 11'8" x 12'11" deepening to 16' (5.21m narrowing to 3.56m x 3.94m deepening to 4.88)

With a cast iron fireplace incorporating a tiled hearth and inset, ceiling cornice, centre rose, built in wall closet and one central heating radiator. WALK IN WARDROBE 5'3" x 8'9".

##### **BEDROOM 2**

10'10" x 13' (3.30m x 3.96m)

With a cast iron basket grate fireplace incorporating an ornate tiled hearth, ceiling cornice, centre rose and one central heating radiator.

##### **BATHROOM**

9'10" x 9'10" (3.00m x 3.00m)

With a modern white suite comprising of an independent shower cubicle, panelled bath with mixer taps and hand shower over, vanity unit housing the wash hand basin, low level W.C., full height tiling to the walls, ceramic tile flooring and a ladder style towel radiator.

##### **SEPERATE W.C.**

With a low level W.C., full height tiling to the walls and ceramic tile floor covering.

#### **SECOND FLOOR**

##### **LANDING AREAS**

With dado rail, access hatch to the roof space and doorways to:

##### **BEDROOM 3**

17'1" x 12'11" deepening to 16'3" in the gable win (5.21m x 3.94m deepening to 4.95m in the gable wind)

With a sloping ceiling, cast iron basket grate fireplace, downlighting to the ceiling and one central heating radiator.

##### **BEDROOM 4**

10'10" x 13' (3.30m x 3.96m)

With sloping ceiling and a dormer window providing a lovely outlook over the school playing fields and one central heating radiator.

##### **BEDROOM 5**

10' x 13'5" (3.05m x 4.09m)

With a sloping ceiling, gable window and one central heating radiator.

##### **OUTSIDE**

The property fronts onto Burton Road with a mainly gravelled foregarden set behind a walled and wrought iron frontage with matching hand gate.

A paved patio adjoins the immediate rear of the property and beyond this is lawned garden which enjoys a pleasant westerly aspect and decked terrace, incorporates well stocked borders and a hand gate leads onto a footpath providing a useful shortcut into the town centre and to football green. There is an outside cold water tap, a brick built store and garden shed.

##### **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.

##### **EPC**

There is a valid EPC for this property.