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8 The Hawthorns, Long Riston HU11 5GA
Guide Price £280,000

- Four double bedrooms
- Three reception rooms plus conservatory
- Modern kitchen and bathrooms
- Part converted garage to utility room
- Landscaped rear garden
- Cul-de-sac position
- Council Tax band D
- EPC rating C

A beautiful family home which has been lovingly updated over time and not only is in moving in condition, but is offered to the market with no onward chain. Benefitting from two reception rooms in addition to a rear conservatory, the property also has a very attractive breakfast kitchen with a large utility room, which has been a part conversion of the original garage.

To the first floor are four double bedrooms, three of which have modern built in wardrobes and the master bedroom having en-suite shower room, with a further family bathroom.

Having an easy to maintain rear garden, the property also has off-street parking and is situated in a quiet cul-de-sac in the highly regarded village of Long Riston.

LOCATION

The property is located on the North side of the village of Long Riston with a cul-de-sac forming The Hawthorns lying off Catwick Lane. Long Riston is an attractive Holderness village, which lies on the A165, but is convenient for, not only Beverley (7 miles), but also Hull (11 miles) and the East Coast (Hornsea 7 miles). With its own primary school, there is also a Spa supermarket/petrol station and also a micropub, The Micropig Bar.

GROUND FLOOR

ENTRANCE HALL

Entrance hall with a composite front door with glass panel and window to one side, oak style laminate flooring and stairs to the first floor accommodation.

CLOAKROOM

With a two piece sanitary suite comprising low level WC and vanity hand wash basin and the continuation of laminate flooring from the entrance hall.

LIVING ROOM

16'3" x 10'9" (4.95m x 3.28m)
A well-proportioned room with walk-in bay window to the front elevation, contemporary fireplace houses an electric fire with marble hearth back, there is continuation of laminate flooring and double timber doors, which open through to the dining room.

DINING ROOM

12'1" x 9'11" (3.68m x 3.02m)
Laminate flooring and patio doors opening into the conservatory.

CONSERVATORY

9'11" x 9'6" (3.02m x 2.90m)
Laminate flooring and door opening out onto the garden.

BREAKFAST KITCHEN

13'4" x 13'4" (4.06m x 4.06m)
A very attractive kitchen offering a generous range of wall and base storage units with contemporary grey fronts, laminate work surfaces and ceramic tile splashbacks, porcelain one and a half bowl sink and drainer, slide out space for electric hob and oven and dishwasher, dual aspect with windows to both rear and side, laminate flooring, opening into further rear lobby with large pantry cupboard and with space and plumbing for washing machine, tumble drier, composite glass panelled door leads out to the rear garden and laminate flooring.

UTILITY ROOM

11'5" x 7'10 (3.48m x 2.39m)
A conversion of part of the garage to create a utility room with base storage units and laminate work surfaces, space for American style fridge freezer and cupboard on the wall, which conceals the Worcester Bosch modern gas boiler.

FIRST FLOOR

LANDING

Storage/airing cupboard and access to the loft.

BEDROOM 1

13'11" x 13'7" (4.24m x 4.14m)
Window to the front elevation and built in wardrobes with sliding fronts, en-suite shower room with a three piece sanitary suite comprising of low level WC, shower cubicle, vanity hand wash basin, chrome heated towel rail and fully tiled walls.

BEDROOM 2

14'8" x 8'4" (4.47m x 2.54m)
Window to front elevation and built in cupboard.

BEDROOM 3

11'6" x 7'6" (3.51m x 2.29m)
Built in wardrobes and window to rear elevation.

BEDROOM 4

10'4" x 8'4" (3.15m x 2.54m)
Window to rear elevation.

BATHROOM

A three piece sanitary suite comprising low level WC, vanity hand wash basin, panel bath with shower over, fully tiled walls, heated towel rail and vanity area with mirror.

OUTSIDE

The property has a tidy frontage with the garden laid under decorative gravel for ease of maintenance. A tarmac drive provides ample parking for at least two cars. Access can be gained down the side of the property to the rear garden, which has been attractively landscaped with a patio area laid under Indian slate adjacent to the rear of the house. The flower beds have been laid under gravel and there is a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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