





The Property Specialists

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6 Fletchers Row, Long Riston HU11 5JY
£195,950

- Modern cottage style property
- Superbly presented throughout
- Three Bedrooms
- Modern first floor Bathroom
- Downstairs WC
- Contemporary Dining Kitchen
- Enclosed parking to the rear
- Well maintained garden
- Viewing is a must!
- EPC: C Council Tax: C

This modern, cottage style house is located in a prime position within this highly regarded East Riding village. The property has the benefit of uPVC double glazing, gas central heating and private parking to the rear.

With meticulously presented accommodation throughout the property enjoys: Entrance Hallway with WC off, Lounge with fireplace, contemporary fitted Dining Kitchen. To the first floor the landing leads to three Bedrooms and a modern Bathroom. Enjoying a slightly elevated position the property has enclosed garden and double timber gates providing off street parking accessed from the rear.

Simply ready to key turn and enjoy living in what is is a beautiful property; viewing is a must!

LOCATION

Fletchers Row is located off Main Street and enjoys an elevated position. Ideal for surrounding amenities with a highly regarded primary school and transport links to nearby Hull City Centre and the market town of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

With attractive wood laminate flooring and staircase to the first floor accommodation.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece modern white suite has low level WC and wash basin.

LOUNGE

13'10 x 13'3 (4.22m x 4.04m)
uPVC double glazed window to the front elevation, attractive wood laminate flooring and TV aerial point. Adam style fire surround with tiled back and granite hearth and access to the understairs storage cupboard.

DINING KITCHEN

16'5 x 9'9 (5.00m x 2.97m)
uPVC double glazed window to the rear elevation and uPVC French door opens out into the rear garden. To the kitchen area there is an extensive range of white gloss base and wall units with coordinated worksurfaces and tiled splashbacks. Single electric oven with four ring ceramic hob and stainless steel chimney extractor. Space and plumbing for washing machine, cupboard housing the gas central heating boiler and wood laminate flooring.

FIRST FLOOR LANDING

6'6 x 6'2 (1.98m x 1.88m)
Access to partially boarded loft.

BEDROOM 1

13'5 x 10' (4.09m x 3.05m)
uPVC double glazed window to the front elevation and TV aerial point.

BEDROOM 2

10'9 x 8'10 plus doorwell (3.28m x 2.69m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'4 x 5'9 increasing to 7'4 (2.24m x 1.75m increasing to 2.24m)
uPVC double glazed window to the rear elevation.

BATHROOM

9' max x 6'3 max (2.74m max x 1.91m max)
uPVC double glazed window to the front elevation and linen cupboard. Three piece modern white suite enjoys L-shaped bath with electric shower over and shower screen, wash basin and low level WC, beautifully finished with feature border tiling.

EXTERNAL

The front of the property is enclosed by wrought iron fencing which surrounds a gravelled and paved garden.

The rear garden is designed for ease of maintenance with double timber gates providing off-street parking for one vehicle via the driveway. There is an extensive decking area directly beyond the French doors with a small patio area and side lawned garden enclosed by timber, brick and hedged boundaries.

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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