



SYMONDS + GREENHAM

Estate and Letting Agents



20 The Hawthorns, Hull, HU11 5GA

£195,000

FANTASTIC THREE BED END TERRACED - BEAUTIFULLY PRESENTED THROUGHOUT - MODERN AND NEUTRAL - SOUTH FACING REAR GARDEN - POPULAR VILLAGE LOCATION - EXCELLENT SCHOOLS NEARBY

Set within the charming and picturesque village of Long Riston, this superb family home offers the perfect balance between peaceful rural living and easy access to modern conveniences. The village enjoys a lovely semi-rural feel, surrounded by open countryside and scenic walks, while being only a short drive from the Holderness Road area, Beverley and the East Yorkshire coast. Excellent local schools and amenities nearby make this a brilliant choice for families and first time movers alike.

The property itself is beautifully presented and well maintained throughout. The ground floor features a welcoming entrance hall with convenient downstairs WC, a cosy and stylish living room, and a bright, modern kitchen fitted with ample storage and workspace – ideal for family meals or entertaining friends.

Upstairs, there are three good sized bedrooms, each thoughtfully decorated, along with a contemporary family bathroom finished to a high standard.

Externally, the property truly shines. The south facing rear garden is beautifully landscaped, featuring a charming pergola and seating area – perfect for relaxing in the sunshine or hosting summer get togethers. The garden enjoys plenty of privacy and a real sense of tranquillity.

Located on a quiet residential development, this lovely home offers the ideal blend of style, space and setting – a real gem in a sought after village location.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B" (change as needed).

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

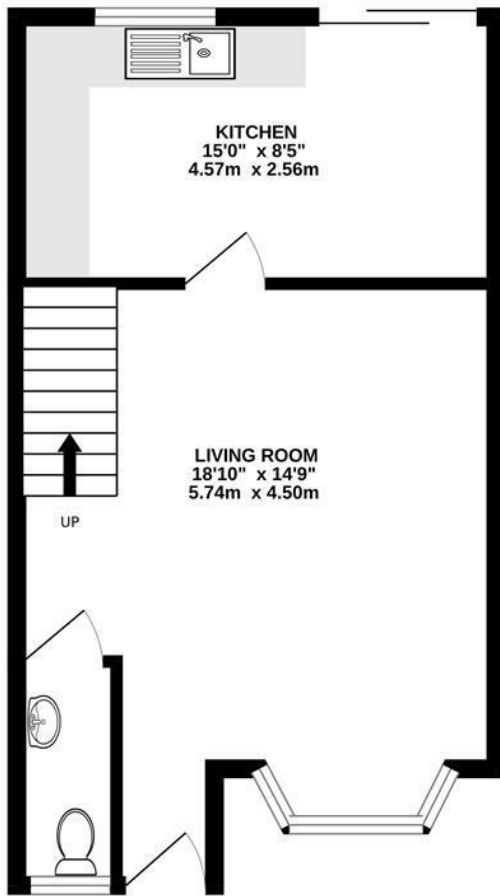
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

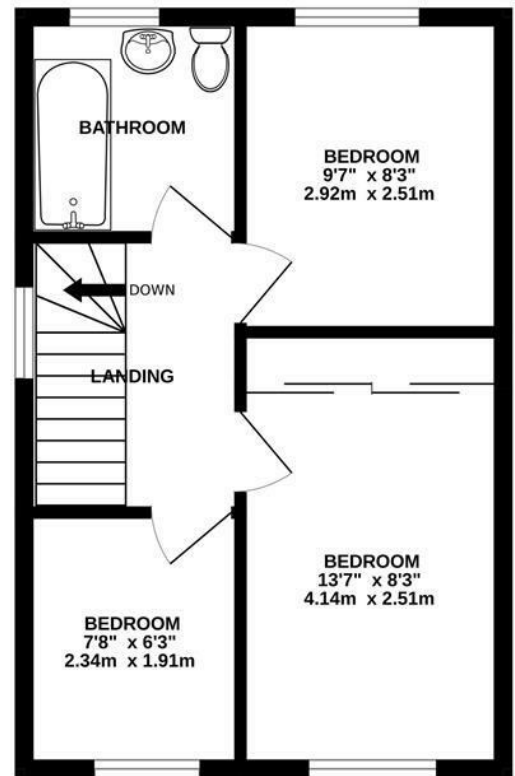
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

