

# Whitakers

Estate Agents



## Mount Pleasant Arnold Lane East, Hull, HU11 5HY

**Price Guide £400,000**

GUIDE PRICE - £400,000 TO £425,000

Superior and spacious, this beautiful, detached home will impress!

With fabulous open views to the rear, this home is ideal for a growing family wanting the quiet life of a sought-after village, with well-regarded schools and amenities nearby. Long Riston village is a commuter settlement for those working in Hull and Beverley.

Situated in a pleasant cul-de-sac position, the house has been lovingly updated by the same family for many years to offer 'move in condition'. Extended to the rear, with conservatory overlooking the private gardens, a huge open plan kitchen/ dining room to the rear of the house, utility area and two reception rooms, the ground floor offers ample space. Each room is beautifully decorated, and the kitchen is modern and with integrated appliances. The lounge has a log burner in situ, perfect for cosy evenings. The first-floor benefits from four double bedrooms, the principal bedroom having en-suite facilities, and a further family bathroom leading off from the landing.

Externally a brick driveway provides ample off-road parking, leading on to the huge integral double garage at the front of the property. A mature front garden mainly consisting of laid lawn is situated to the side of the

#### Entrance hall 5.67 x 1.77 Max

Upvc double glazed entrance door and side window, gas central heating radiator, under stairs storage cupboard, staircase to the landing off, coved ceiling and a dado rail.

#### Cloakroom

Upvc double glazed window, gas central heating radiator, low flush WC and a wash basin.

#### Lounge 6.40 x 3.80 Max



Upvc double glazed window, gas central heating radiators, feature fireplace with a log burner, coved ceiling. Double doors lead to:

#### Conservatory 3.90 x 2.96 Max



Upvc double glazed windows and French window leading to the gardens, tiled flooring.

#### Dining room 4.00 x 2.60 Max



Upvc double glazed window, gas central heating radiator, coved ceiling, dado rail and laminate flooring.

#### Breakfast kitchen 5.35 x 4.65 Max



Upvc double glazed window and French windows leading to the gardens, fitted with a full range of base wall and drawer units with fitted worktops with up stands and a breakfast bar, stainless steel single drainer sink unit with a mixer tap, built in appliances include an oven, microwave oven, ceramic hob, cooker hood over and a dishwasher, coved ceiling with down lighters and an electric wall heater.

#### Rear lobby

Upvc double glazed entrance doors leading to the side of the property and also the garage, tiled flooring, coved ceiling and a dado rail.

#### Landing

Dado rail and access to the loft space.

#### Master Bedroom 5.60 x 3.65 Max

Upvc double glazed windows, gas central heating radiator, fitted wardrobes, storage units and a dressing table, coved ceiling and a dado rail.

#### En suite bathroom 2.20 x 2.00 Max

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath, vanity wash basin and a low flush WC, downlighters, extractor fan and tiled flooring.

#### Bedroom 2 3.76 x 3.68 Max

Upvc double glazed window, gas central heating radiator, fitted wardrobes, coved ceiling, dado rail and a storage cupboard.

#### Bedroom 3 4.62 x 2.63 Max

Upvc double glazed windows overlooking the rear gardens, gas central heating radiator, fitted wardrobes with sliding doors and a coved ceiling.

#### Bedroom 4 2.86 x 2.67 Max

Upvc double glazed window, gas central heating radiator and a coved ceiling.

## Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

## Double garage 5.48 x 4.84 Max

Upvc double glazed windows, access to the house, power and lighting laid on, gas central heating boiler and a roller shutter and electric car charging point in the garage

## Gardens



To the front of the property there is a lawned garden with well stocked border and a block paved double width driveway. Further storage and parking is available to the side of the property with double gates, outside water supply, security lighting and external power provided. At the rear of the property there is a large, mainly lawned garden with boundary heading and established borders. Close to the property there is a large terrace, perfect for entertaining and at the rear a vegetable garden.

## Disclaimer

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Tenure  
Freehold

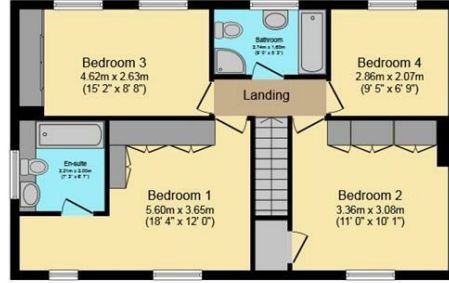
Council Tax  
East Riding Council - Band E

# Floor Plan



## Ground Floor

Floor area 111.1 sq.m. (1,196 sq.ft.) approx



## First Floor

Floor area 66.2 sq.m. (712 sq.ft.) approx

Total floor area 177.3 sq.m. (1,908 sq.ft.) approx

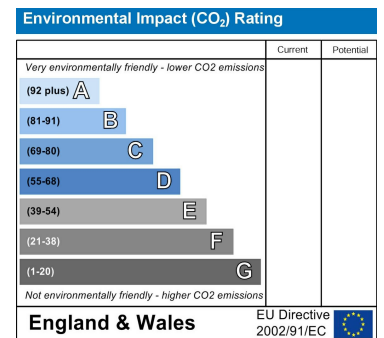
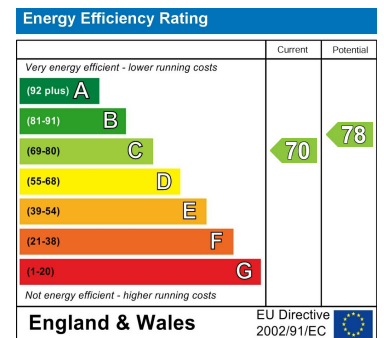
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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