



1 East View, Hull, HU11 5JH

£189,950

Welcome to East View in the charming village of Long Riston. This delightful property offers living room and kitchen diner, perfect for entertaining guests or simply relaxing after a long day. With 3 bedrooms, there's ample space for a family or guests to stay over. The modern interior adds a touch of elegance to the home, creating a warm and inviting atmosphere.

Situated on the property are 2 outbuildings, offering plenty of storage space or the potential to be transformed into a workshop, studio, or any other space to suit your needs (subject to necessary planning). To the front of the property is off street parking for 3 cars.

EPC - D
TENURE - FREEHOLD
COUNCIL TAX - A

Front Garden

Gravelled parking for multiple cars.

Cloakroom (W.C)

Window to rear of property, W.C, wash hand basin, Vinyl flooring.

Lounge

16'9" x 13'2" (5.13 x 4.02)

Windows to front and side of property, multi-fuel fire with wood and brick surround, entrance door to living room, staircase to first floor, under stairs cupboard, radiator, carpeted.

Kitchen Diner

15'0" x 11'7" (4.58 x 3.54)

Window to rear of property, door to garden, fitted wall and base units, stainless one and a half bowl sink and single drainer, space for range style oven, built in washing machine and dishwasher, part tiled walls, extractor fan, radiator, Vinyl flooring, space for American fridge freezer.

First Floor Landing

staircase to second floor, radiator.

Master Bedroom

13'3" x 10'9" (4.04 x 3.3)

Window to front of property, radiator, carpeted.

Bedroom 2

14'9" x 15'5" (4.5 x 4.7)

Three Velux windows to rear of property, storage to eaves, sloping ceiling, radiator.

Bedroom 3

11'6" x 7'2" (3.51 x 2.19)

Window to rear of property, radiator, carpeted.

Bathroom

8'3" x 7'1" (2.53 x 2.18)

Window to rear of property, W.C, vanity wash hand basin, panelled bath with shower over, heated towel rail, tiled walls, extractor fan, storage cabinet.

Rear Garden

Mainly laid to artificial lawn, paved area, walled boundaries, outside tap, two brick built sheds.



Approx Gross Internal Area
102 sq m / 1097 sq ft



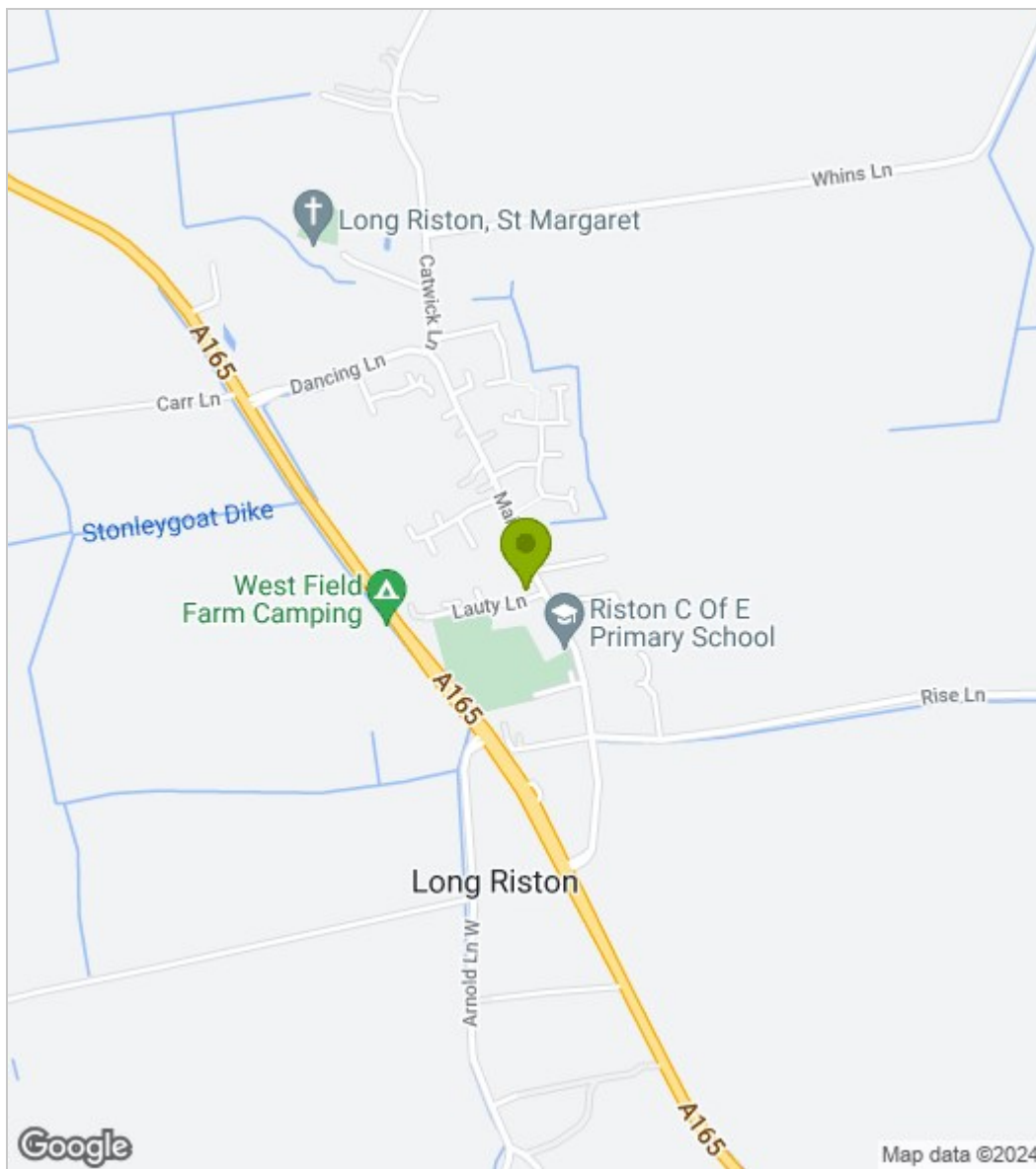
Ground Floor
Approx 40 sq m / 436 sq ft

First Floor
Approx 41 sq m / 440 sq ft

Second Floor
Approx 21 sq m / 221 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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