

## **BEN APPELLA**



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## 10 Whins Lane, Long Riston Guide Price £389,950

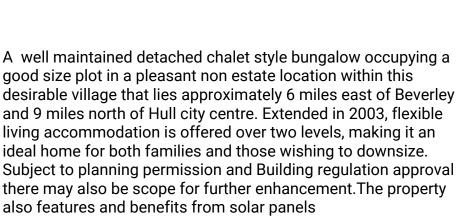
- Three reception rooms
- Utility Room
- Three Bedrooms

Shower/Cloakroom

- Gas Fired CH/Double Glazing/Cavity Wall Insulation
- Large Garage/Workshop
- Parking for 4/5 vehicles

Kitchen/Breakfast Room

## Bathroom South facing rear garden



The village has a Church, which has its own volunteer choir, there is a local WI, Public House, C of E Primary School and Local shop for every day needs located at the Gulf petrol Station on the A166.For those that enjoy country pursuits there are pleasant countryside walks and cycling routes as well as Clay pigeon shooting and fishing at Brandesburton.

and 9 miles north of Hull city centre. Extended in 2003, flexible living accommodation is offered over two levels, making it an ideal home for both families and those wishing to downsize. there may also be scope for further enhancement. The property also features and benefits from solar panels







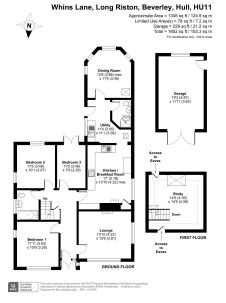














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