

# Whitakers

Estate Agents



## 25 Coopers Meadow, Long Riston, HU11 5JZ

**Asking Price £255,000**

Whitakers are delighted to present Superb Detached Property. Nestled within the popular Coopers Meadow development within the delightful village setting of Long Riston. Lovingly upgraded by the current owners to present a TURNKEY opportunity ready for new owners to move into. The front entrance door opens to welcome you in to view the tastefully styled accommodation on offer to include: A comfortable LOUNGE with feature fireplace and walk in bay window. There is a GROUND FLOOR W.C. and a fabulous open plan DINING KITCHEN with French doors opening out to the rear garden, creating a lovely space for entertaining family & friends. There is a contemporary family BATHROOM and THREE bedrooms to the first floor with the main bedroom having EN SUITE. Outside there is a side DRIVEWAY leading to the DETACHED brick built GARAGE. There are gardens to front and rear. The rear garden is adorned with beautiful mature trees from a neighbouring property, providing a degree of privacy. Mainly laid to lawn with an attractive paved patio area, ideal for dining "al fresco"

Located in the pretty village of Long Riston, local amenities include : a shop, park with tennis courts, a pub, a church and an excellent primary school, perfect for those seeking village life whilst benefitting from transport links to Beverley & Hull

## Accommodation Comprising

### Entrance & Hallway

A canopied contemporary, composite front entrance door opens to welcome you in to view the stylish accommodation on offer. Doors open to the ground floor W.C., Lounge and Dining Kitchen with stairs taking you up to the first floor.

### Ground Floor W.C.

With low level W.C. and vanity wash basin. Radiator and vinyl flooring.

### Lounge



A comfortable lounge with walk in bay window to front elevation, radiator and a feature fireplace with living flame effect gas fire, lovely to cosy up to on those cold winter evenings.

### Lounge Feature



## Kitchen Only



## Dining Kitchen



A fabulous open plan dining kitchen with French doors opening out to the rear garden, creating a lovely space for entertaining family & friends. There is a good range of fitted units with integrated appliances and built in Range style cooker, perfect for the culinary member of the family.

## kitchen to Dining



### Bedroom One



A light and airy double bedroom with built in wardrobes, double glazed window, radiator and door to En suite.

### En Suite



Walk in shower cubicle with overhead shower and rain shower. Low level W.C. and vanity wash basin with useful storage cupboard below. Tiled walls and vinyl flooring. Radiator and double glazed window.

### Bedroom Two



A double bedroom with double glazed window and radiator.

### Family Bathroom



A contemporary family bathroom suite in white to include: panelled bath with overhead shower and glazed screen. Low level W.C. and vanity wash basin with useful storage below. Chrome towel heater and double glazed obscure window. Tiling to walls and laminate flooring.

### Bedroom Three



A single bedroom, currently used as the home office/ study with double glazed window and radiator.

### Gardens



To the front of the property is a lawn with a paved walkway leading to the front entrance door. The rear garden, adorned with beautiful mature trees

is family & pet friendly, mainly laid to lawn with an attractive paved patio, ideal for dining "al fresco" Timber fencing to boundaries and gated access to the driveway.

#### Garage & Driveway

A private driveway leads down to the detached, brick built garage with metal up and over door providing vehicle access.

#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band D

#### EPC Rating

EPC Rating C

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2 and Three

Broadband - Basic 6Mbps/ Super 80Mbps/

Ultrafast 1800Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

#### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Free Market Appraisals/Valuations

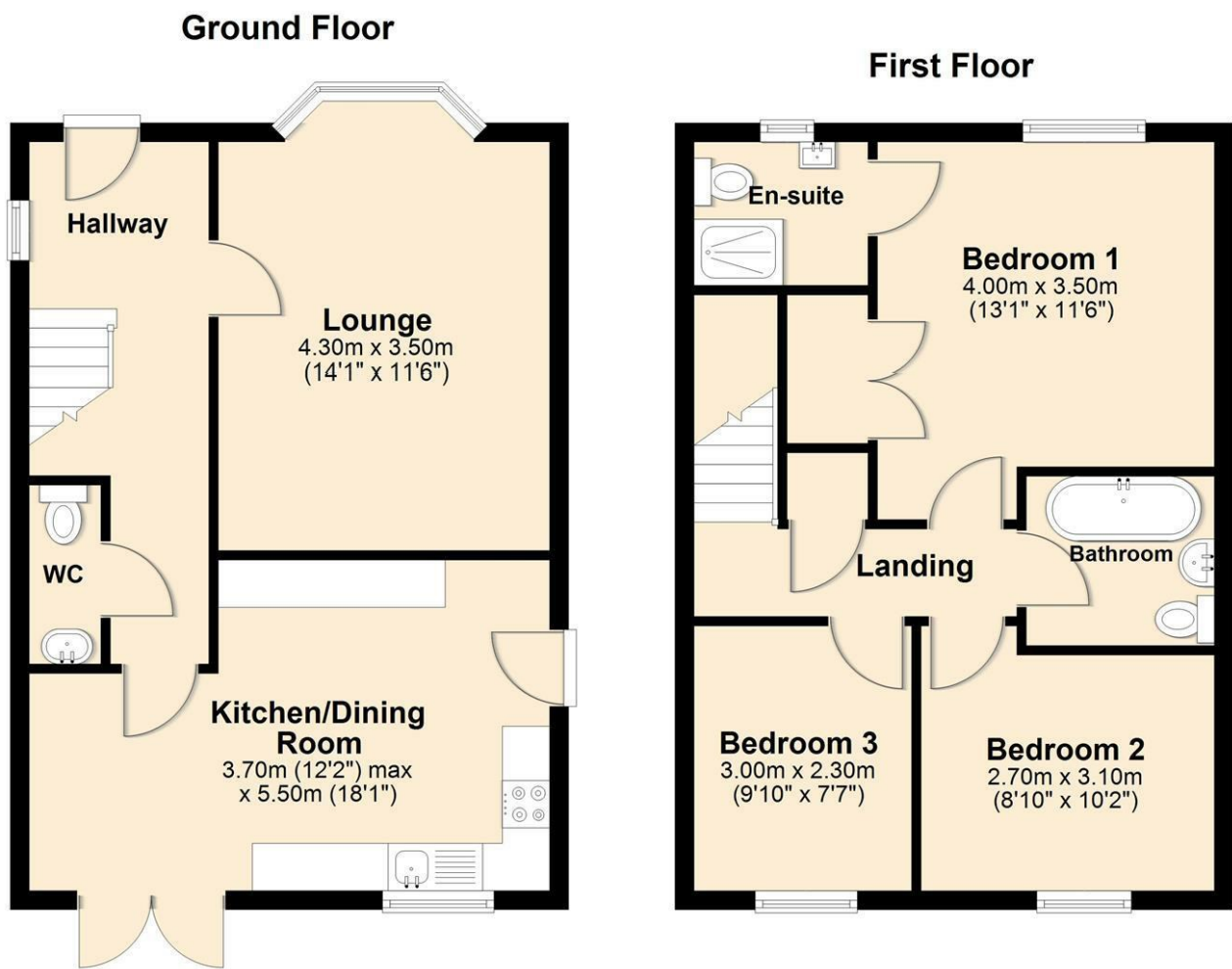
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration:

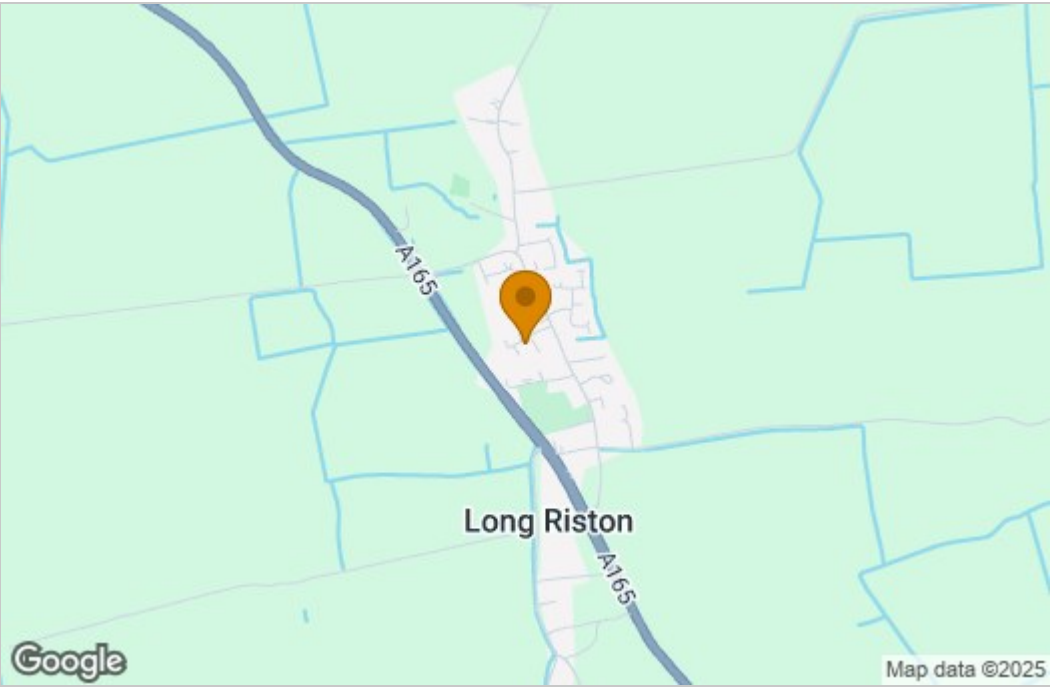
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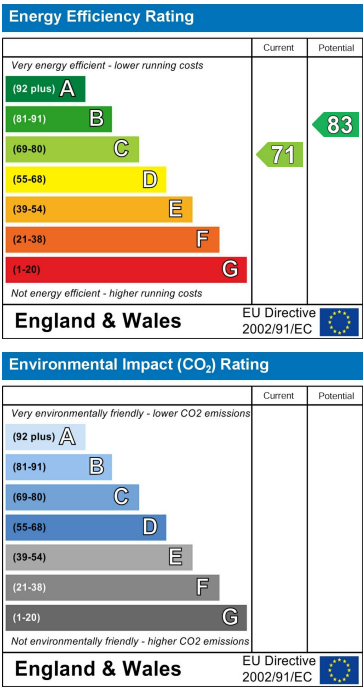
Floor Plan



Area Map



Energy Efficiency Graph



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