





The Property Specialists

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14 St. Margarets View, Long Riston HU11 5FE
Offers in the region of £275,000

- Absolutely Stunning • Choice Corner Plot Home
- H i g h Q u a l i t y • No chain Accommodation
- Dining Kitchen
- Master with En-suite
- West Facing to Rear
- Conservatory
- Delightful Secluded Gardens
- Energy Rating - C

Absolutely stunning, this spacious detached home enjoys a lovely cul-de-sac location within a choice plot with a Westerly rear aspect, conservatory extension, master bedroom with en-suite, parking and garage. This property is a simply must view. Don't miss out - no chain!

LOCATION

This property enjoys a lovely tucked away location within a pleasant varied cul-de-sac known as St. Margarets View and enjoys a particularly choice corner plot with multiple parking spaces and turning area with an attractive rear garden with a Westerly aspect.

Long Riston is a well placed residential village which was by-passed in 1986 and lies just off the main A165 Hull to Bridlington road. The village is within easy reach of the market town of Beverley (about 7 miles), the city of Hull (about 12 miles), and the East Yorkshire coastal town of Hornsea (about 7 miles). The village has a primary school, church, village hall with an adjoining playing field, a petrol filling station with a local shop and a public house. The surrounding area contains a wide variety of recreational and sporting facilities with, for example, four nearby golf courses.

ACCOMMODATION

This superb accommodation has mains gas central heating with a thermostat central heating control system, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

6'1" x 16'10" (1.85m x 5.13m)
With front entrance door, solid oak flooring, stairs

leading off incorporating a cupboard under, downlighting to the ceiling, one central heating radiator complete with radiator cover.

CLOAKS/W.C.

With a vanity unit housing the wash hand basin and tiled splashback, low level W.C., ceramic tile flooring and one central heating radiator.

LOUNGE

11'6" x 16'1" (3.51m x 4.90m)
Plus a bay window to the front. With a granite hearth and inset with an electric fire and feature marble surround, ceiling cornice and one central heating radiator.

DINING KITCHEN

18'2" x 11'3" (5.54m x 3.43m)
With a comprehensive range of base and wall units incorporating granite work surfaces and matching splashbacks, built in oven and split level hob with cooker hood over, integrated dishwasher, washing machine and fridge. There is an inset 1 1/2 bowl ceramic sink, solid oak flooring, double French doors to the conservatory, downlighting to the ceiling and two central heating radiators.

CONSERVATORY

10'10" x 14'5" (3.30m x 4.39m)
With solid oak flooring, a combined room heater, air conditioning unit and a ceiling fan and two sets of double French doors lead to the rear garden.

FIRST FLOOR

LANDING

With a built in cylinder/airing cupboard, one central heating radiator and doorways to:

MASTER BEDROOM

11'10" x 12'6" (3.61m x 3.81m)
With a deep fitted walk in wardrobe incorporating lighting, hanging rails and drawers, downlighting to the ceiling, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6' x 6'1" (1.83m x 1.85m)
With a modern suite comprising of a shower cubicle, low level W.C., vanity unit housing the wash hand

basin, part tiling to the walls, downlighting to the ceiling and one central heating radiator.

BEDROOM 2 (REAR)

10'4" x 8'10" (3.15m x 2.69m)
With one central heating radiator.

BEDROOM 3 (REAR)

7'5" x 9'8" (2.26m x 2.95m)
With fitted wardrobes, matching drawers and one central heating radiator.

BATHROOM/W.C.

6'1" x 6'4" (1.85m x 1.93m)
With a panelled bath incorporating a plumbed shower over and screen above, vanity unit housing the wash hand basin and concealed cistern/W.C., part tiling to the walls, downlighting to the ceiling and one central heating radiator.

OUTSIDE

The property enjoys a particularly mature garden plot and a great deal of privacy with a gravelled parking area to the front of the property and side drive

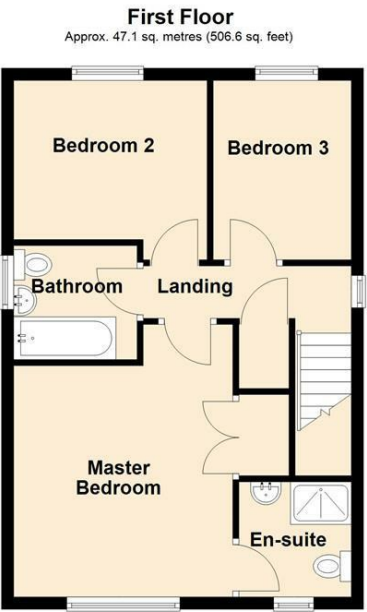
leading to a semi-detached single garage 9'2" x 18'7" with automated main door, side personal door, power and light laid on.

A York stone paved patio adjoins the immediate rear of the property and beyond this is a delightful secluded garden which enjoys a Westerly aspect and lovely topiary planting along with gravelled surfaces for ease of maintenance, the rear garden forms yet another attractive feature of the property with external garden lighting.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no selling chain with this property.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



Total area: approx. 107.2 sq. metres (1153.7 sq. feet)