





The Property Specialists

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**2 Lauty Lane, Long Riston HU11 5JJ**  
**Offers in the region of £135,000**



- In Need of Repair and Refurbishment
  - Two Reception Rooms
  - Set in Large Gardens
  - Garage

- Lots of Potential
  - Two Bedrooms
  - Driveway
  - Energy Rating - D

In need of repair and refurbishment and offering superb potential set in an extra large garden with driveway and garage, for sale with no chain involved.

LOCATION

This property is located on Lauty Lane which leads from Main Street.

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

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

With UPVC front entrance door, stairs leading off and one central heating radiator.

LOUNGE

11'8" x 11'2" (3.56m x 3.40m)  
With a fire set in a stone surround and one central heating radiator.

DINING ROOM

15'3" x 9'11" (4.65m x 3.02m)  
With understairs storage cupboard and two central heating radiators.

KITCHEN

16'4" x 6'11" (4.98m x 2.11m)  
With fitted base and wall units incorporating work surfaces with an inset stainless steel sink unit, breakfast bar, built in oven and split level hob, plumbing for an automatic washing machine, two central heating radiators and UPVC door to:

REAR PORCH

With outer door leading to the garden.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1 (FRONT)

15'5" x 11'3" (4.70m x 3.43m)  
With overstairs recess, built in cupboard housing the central heating boiler and one central heating radiator.

BEDROOM 2 (REAR)

7'10" x 9'11" (2.39m x 3.02m)  
With one central heating radiator.

BATHROOM/W.C.

7'2" x 5'5" (2.18m x 1.65m)  
With a panelled bath incorporating shower over, low level W.C., pedestal wash hand basin and one central heating radiator.

OUTSIDE

The property fronts onto a small foregarden and there is a driveway which leads to a single detached garage.

To the immediate rear is a concrete terrace and further raised patio beyond and there are extensive gardens with a shed and greenhouse - these are currently particularly overgrown and the title plan attached to these sales particulars give an outline of the full extent of the garden. There is also an outside cold water two and two coal stores.

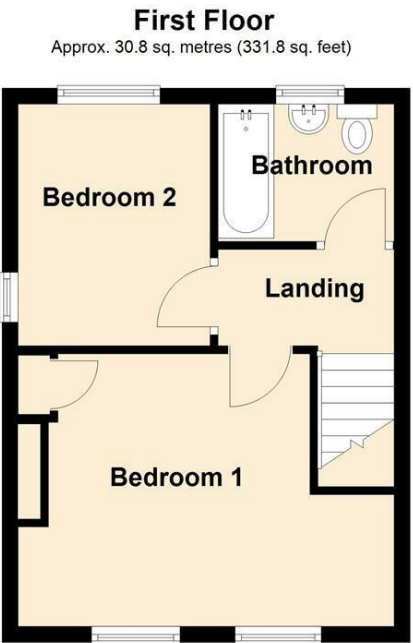
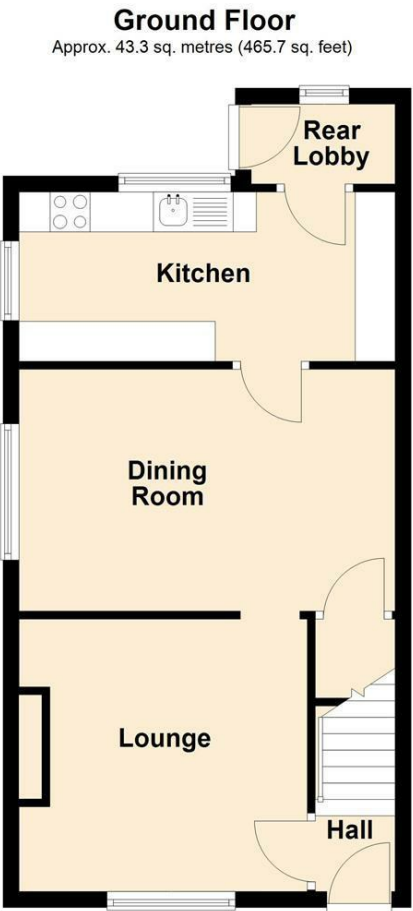
COUNCIL TAX BAND

The council tax band for this property is band B.

TENURE

The tenure of this property is understood to be

freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



Total area: approx. 74.1 sq. metres (797.5 sq. feet)

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.