



## Serangoon Main Street, Long Riston, Hull, East Yorkshire, HU11

- Well Presented and Much Improved Home
- Fabulous Rear Facing Conservatory Addition
- Off Road Parking and Garage
- Modern Kitchen with access to the Conservatory
- Village Location close to Amenities
- Extended Accommodation
- Four Bedrooms and Family Bathroom
- Front Facing Lounge
- Rear Entrance Utility with GF Cloaks WC
- Viewing Highly Recommended

**Asking Price £250,000**



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# Serangoon Main Street, Long Riston, Hull, East Yorkshire, HU11

Welcome to this fabulous family home, having undergone a comprehensive scheme of improvements by the current owners. An internal viewing is truly essential to appreciate the space provided. Upon entering you are greeted by a welcoming hallway which provides access to the first floor accommodation and an internal door to the lounge area and further ground floor living space beyond. The lounge enjoys a front facing aspect and leads into the rear of the property. There is modern kitchen which is fitted with a comprehensive range of units and built in appliances. From here there is open plan access into the super on built conservatory addition. This space is truly wonderful and has a real sociable feel to this home with double doors providing access to the delightful rear garden area. From the kitchen there is also access to the rear entrance utility, ground floor cloakroom WC and an internal door leading into the garage. On the first floor can be found the four bedrooms and the family bathroom. There is also a rather useful boarded out loft area (with access from bedroom three). To the outside there is a block paved parking area for several vehicles, access to the garage and an enclosed rear garden area with feature pond and summer house. Gas fired central heating system and double glazing. Viewing is a must, please contact Leonards to arrange an appointment to see this lovely home.

## Location

Located in the small rural village of Long Riston off the (A165). Located approx. 14 miles from the market town of Beverley, about 13 miles from the city of Kingston upon Hull and 14 miles from the East Yorkshire coastal town of Hornsea. The village is served by a local school, public house and petrol station.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation, radiator with screen cover, wooden effect flooring and access into:

## Lounge Diner

11'4" x 14'10" max (3.475m x 4.539m max)

A lovely front facing room with a window overlooking the front of the property, feature brick style fire surround housing an electric fire, radiator and access into:

## Kitchen Area

14'5" x 7'9" (4.411m x 2.379m)

Fitted with a matching range of base and wall units having a white finish, contrasting work surfaces extend to form a small breakfast bar and incorporate the single drainer sink unit with mixer tap. Appliances of electric oven and hob with hood over, under counter fridge, freezer and dishwasher. Wooden effect flooring, radiator and open plan access into the spacious conservatory and rear entrance utility.

## Conservatory

14'10" x 12'9" (4.535m x 3.894m)

A truly fabulous space and socialable area of this home. Enjoying views over the rear garden with double doors providing access to the outside, log burner (available by separate negotiation), radiator and light/ceiling fan.

## Rear Entrance Utility

With window and door to the rear elevation, work surface incorporating the sink unit with base cupboards beneath. Wall mounted gas fired central heating boiler, wooden effect flooring, towel rail radiator and access doors into the ground floor WC and garage leading off.

## Ground Floor WC

Fitted with a suite of wash hand basin and WC. Towel rail radiator.

## Garage

7'3" x 14'2" (2.220m x 4.334m)

With roller front access door, light, power, benches and shelving. Personal access door to the rear entrance utility.

## First Floor Landing

Access to roof void area with boarding and light and access doors to all first floor rooms off.

## Bedroom One

11'4" into recess x 12'9" (3.476m into recess x 3.909m)

Window to the front elevation, radiator and useful storage cupboard over the stairs.

## Bedroom Two

8'9" x 9'11" (2.679m x 3.048m)

Window to the rear elevation and radiator.



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### Bedroom Three

7'0" x 12'10" (2.154m x 3.914m)

Window to the front elevation and radiator. Drop down loft ladder provides access into:

### Loft Space

7'2" x 11'1" (2.195m x 3.395m)

With roof light window, light, power and useful store cupboards.

### Bedroom Four

7'1" x 6'4" + 3'10" x 3'2" (2.164m x 1.955m + 1.170m x 0.988m)

Window to the rear elevation and radiator.

### Bathroom

5'5" x 6'7" (1.667m x 2.020m)

Containing a white three piece suite of bath with mains shower attachment with mixer taps and screen. Wash hand basin and WC, feature inset mirror, tiled walls and wooden effect flooring. Towel rail radiator and extractor fan.

### Outside

The property occupies a pleasant garden plot and has a block paved driveway providing off road parking for several vehicles. There is a stoned area with shrubbery. The enclosed rear garden is laid mainly to lawn with a summerhouse, garden pond and water fall feature.

### Energy Performance Certificate

The current energy rating on the property is D (67).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number RIT034080037. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

### Services

The mains services of water, gas and electric are connected.

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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Serangoon , Main Street, Long Riston

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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