



## Main Street Long Riston, HU11 5JF

\*\*\*\*\*SUPERB KEY READY EXECUTIVE DETACHED PROPERTY\*\*\*\*\* This executive detached property stands as a testament to refined living in a picturesque commuter village. With its flawless presentation, spacious interiors, ample parking, large conservatory, and meticulously maintained gardens, it offers a lifestyle of luxury, comfort, and convenience that is second to none. Welcome home to a residence where every detail is designed to exceed expectations.

Briefly comprising:- Entrance hall, cloakroom, lounge, conservatory, dining room, kitchen and utility, four bedrooms, one is en-suite and family bathroom. Outside are lovely neat and tidy gardens and double garage. You will not be disappointed when you view this property. Call us now on 01964 533343 to book your viewing.

EPC Rating - D, Council Tax Band - E, Tenure - Freehold.

**£350,000**

### Entrance Hall

Double glazed entrance door, window to side, staircase to first floor, under stairs cupboard, tiled flooring, radiator and telephone point.

### Cloakroom WC

Window to side, wall mounted hand wash basin and low level wc, tiled flooring and radiator.

### Lounge 11'3" x 19'1" (3.43 x 5.83)

Bi-folding doors to conservatory, wooden mantelpiece with marble inset and hearth housing a living flame effect gas fire, telephone point, coving to ceiling, Karndean flooring and two radiators.

### Dining Room 11'3" x 10'5" (3.45 x 3.20)

Window to side, coving to ceiling, wood effect laminate flooring and radiator.

### Conservatory 17'5" x 14'11" (5.32 x 4.55)

Large 'P' shaped conservatory with clear roof, windows to rear and side, double glazed French doors and tiled flooring.

### Kitchen 11'5" x 11'1" (3.48 x 3.39)

Double glazed windows to front and rear, a range of matching fitted wall and base units with work surfaces over incorporating a 1 ½ bowl sink unit, separate breakfast bar with storage under built in electric oven and gas hob with extractor hood over, integrated fridge and dishwasher, feature part tiled walls, wood effect laminate flooring and radiator.

### Utility

Window and door to side aspect, plumbing for a washing machine and vent for tumble dryer, wood effect laminate flooring and radiator.

### First Floor Landing

Feature arched window to side, loft access hatch and doors to all rooms.

### Master Bedroom 13'10" x 10'9" (4.223 x 3.28)

Window to side, mirror front sliding door to fitted wardrobes and radiator. Door to en-suite.

### En-Suite Shower Room 5'11" x 8'0" (1.82 x 2.44)

Window to rear, white three piece suite comprising:- panelled bath, step in shower cubicle, vanity unit with hand wash basin and low level w.c., part tiled walls, extractor fan and radiator.

### Bedroom 2 10'6" x 10'5" (3.22 x 3.19)

Window to side, fitted wardrobes, bedside cabinets and radiator.

### Bedroom 3 11'6" x 9'10" (3.51 x 3.01)

Window to front, fitted wardrobes and radiator.

### Bedroom 4 6'10" x 5'7" (2.10 x 1.72)

Window to side and radiator.

### Front Garden

Large paved driveway with ample parking leading to the double garage. flower, tree and shrub borders and fenced boundaries.

### Rear Garden

Laid mainly to lawn with patio area, planted borders, shed, summer house and fenced boundaries.

### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### Disclaimer

Laser Tape Clause - Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small

margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Valuations

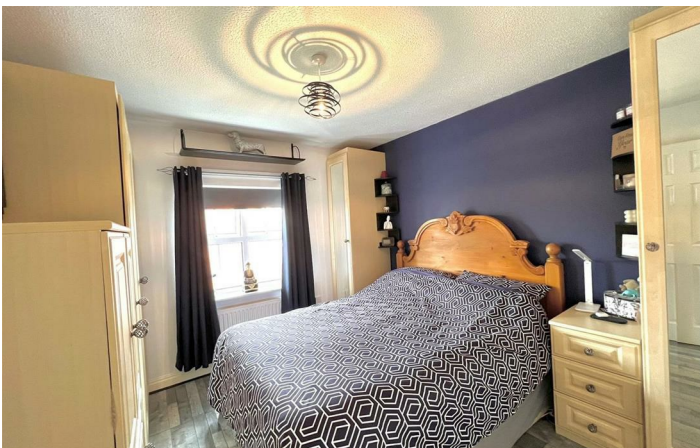
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Perfect commuting village to Hull and Beverley
- Four bedrooms
- Large parking area

- Large executive detached property
- Conservatory
- Attractive Gardens

- Two reception rooms
- Double garage
- Viewing highly recommended

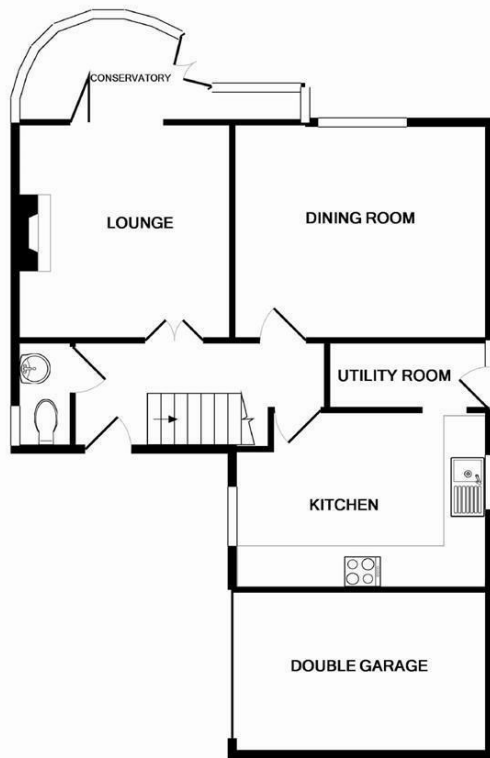




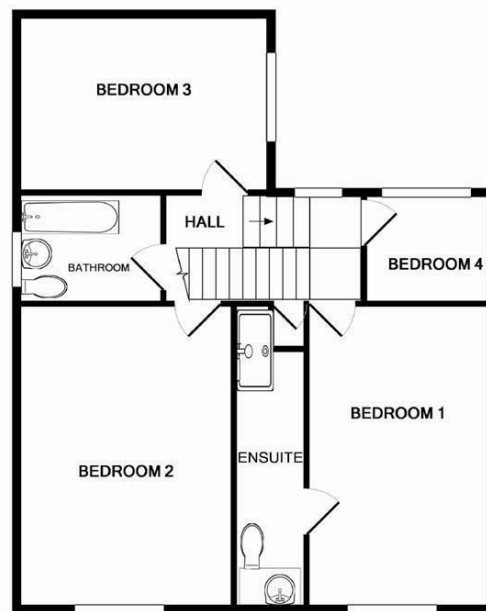




## Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very 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>			
(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	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	