



Quick & Clarke

PROPERTY SPECIALISTS

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Kelsey House Arnold Lane East, Long Riston, Hull HU11
Offers Over £250,000

- Spacious three bedroomed detached house
- Approximately 1,050 square feet
- Versatile accommodation
- One ground floor bedroom
- Two bathrooms
- Large kitchen day room
- Substantial side driveway
- Attractive gardens
- Council Tax Band: C
- EPC Rating: D

An extremely versatile and particularly spacious three bedroomed detached house which extends to approximately 1,050 square feet and offers three bedroomed accommodation having the benefit of a ground floor bedroom along with separate living room, substantial kitchen day room and integrated utility/store. To the first floor there are two very good sized double bedrooms, one of which has an en-suite shower room, along with a further house bathroom. The property is located in the centre of this East Yorkshire village which also benefits from excellent road access to Beverley, the East Yorkshire coast and Hull City centre.

LOCATION

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, and a public house. The surrounding area contains a wide variety of recreational and sporting facilities with, for example, four nearby golf courses. The population of Long Riston parish, which includes the hamlet of Arnold, was 535 in 1991, although the village is now expanding a good deal.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor. Understairs low level w.c., wash hand basin and radiator.

LIVING ROOM

14'0" x 13'0" (4.27m x 3.96m)
Exposed roof timbers, laminate floor, PVCu sealed unit double glazed window, French doors opening onto the front garden and radiator.

KITCHEN DAY ROOM

15'6" x 13'9" (4.72m x 4.19m)
A lovely light and spacious room offering a range of base and eye level units with roll edge work surfaces incorporating an electric oven and hob with single drainer sink unit. Laminate floor, PVCu sealed unit double glazed windows, French doors to rear garden and radiator.

BEDROOM 3

13'0" x 8'6" (3.96m x 2.59m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

13'9" x 9'4" (4.19m x 2.84m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

8'8" x 4'9" (2.64m x 1.45m)
Shower in corner cubicle, vanity wash basin with cupboards below and low level w.c. with concealed cistern. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

13'7" x 8'9" (4.14m x 2.67m)
Having a range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

9'10" x 5'9" (3.00m x 1.75m)
Panelled bath with wash basin and low level w.c. Part tiled walls and tiled floor. PVCu sealed unit double glazed window and chrome towel radiator.

STORE / UTILITY

8'6" x 5'2" (2.59m x 1.57m)
Having plumbing for washing machine. Wall mounted gas fired central heating boiler and PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a good size lawned garden with hedge boundary and a substantial brick sett driveway offering excellent off street car parking facility.

The rear garden is laid to lawn along with paved seating area and raised planting bed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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