



9 The Hawthorns
Long Riston, East Yorkshire HU11 5GA
Offers over £150,000

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A SUPERB END TERRACE HOUSE, WITH LOVELY GARDEN, IN A VILLAGE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying a pleasant position within this modern cul-de-sac development, in the conveniently situated village of Long Riston, this attractive end terrace home is not to be missed. The well presented accommodation briefly comprises Entrance Lobby and Lounge, Inner Hall with Downstairs WC, Dining Kitchen and Conservatory to the Ground Floor, with Three Bedrooms and a Bathroom to the First Floor. Outside, there is off street parking in front of the house and a beautifully landscaped garden to the rear. The village is well placed for access into Hull, Beverley and the East Yorkshire coast, with open countryside all around. Offered to the market with the added benefit of NO ONWARD CHAIN!

Entrance Lobby

A painted timber entrance door, with double glazed panel detail, opens to a lobby space with wood effect flooring and ceiling coving, open plan to the Lounge.

Lounge 17'8" into lobby x 11'5" (5.38m into lobby x 3.48m)

With ceiling coving, radiator, TV point, under-stairs cupboard and a double glazed bay window to the front elevation. An electric fire stands upon a granite effect hearth and back, with timber surround, creating an appealing focal point.

Inner Hall 5'0" x 3'1" (1.52m x 0.94m)

With radiator and stairs leading off.

Downstairs WC 5'4" x 3'1" (1.63m x 0.94m)

A white suite comprises WC and wall mounted hand basin with tiled splash back. Wood effect flooring, radiator and a double glazed window.

Dining Kitchen 14'8" x 8'5" (4.47m x 2.57m)

Fitted with a range of base, wall and drawer units in a beech wood finish with granite effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob with extractor hood above. Recess space to accommodate freestanding washing machine and fridge freezer. Oak effect laminate flooring, radiator, double glazed window and double glazed doors opening to the Conservatory.

Conservatory 7'8" x 6'0" (2.34m x 1.83m)

UPVC frames with double glazed panels, fitted blinds and door opening to the Garden.

First Floor Landing

With double glazed window, built-in storage cupboard over the staircase, additional built-in airing cupboard and a loft access hatch.

Bedroom One 11'3" x 8'3" (3.43m x 2.51m)

A double room with radiator, TV point, fitted wardrobes and a double glazed window to the front elevation.

Bedroom Two 9'5" x 8'4" (2.87m x 2.54m)

A double room with radiator and a double glazed window to the rear elevation.

Bedroom Three 7'9" x 6'5" (2.36m x 1.96m)

A single room with radiator and a double glazed window to the front elevation.

Bathroom 6'2" x 6'1" (1.88m x 1.85m)

A modern white suite comprises of a panelled bath with shower over and glass side screen, pedestal wash basin and a WC, with stylish 'Travertine' effect wall tiling, radiator, extractor fan and a double glazed window.

External

The property has lovely 'kerb appeal', with an area of garden sitting alongside a tarmac driveway for one car, and gated pedestrian access at the side, leading around to the rear garden.

Rear Garden

The rear garden is attractively landscaped and enjoys a sunny, west-facing aspect. Immediately behind the house is a paved patio terrace, leading on to an area of lawn with mature, well-stocked borders to either side. Towards the end of the garden is a small pond and a summerhouse. All set within good fenced perimeters, providing security and a fair degree of privacy.

Services

The property is understood to be connected to all mains services.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

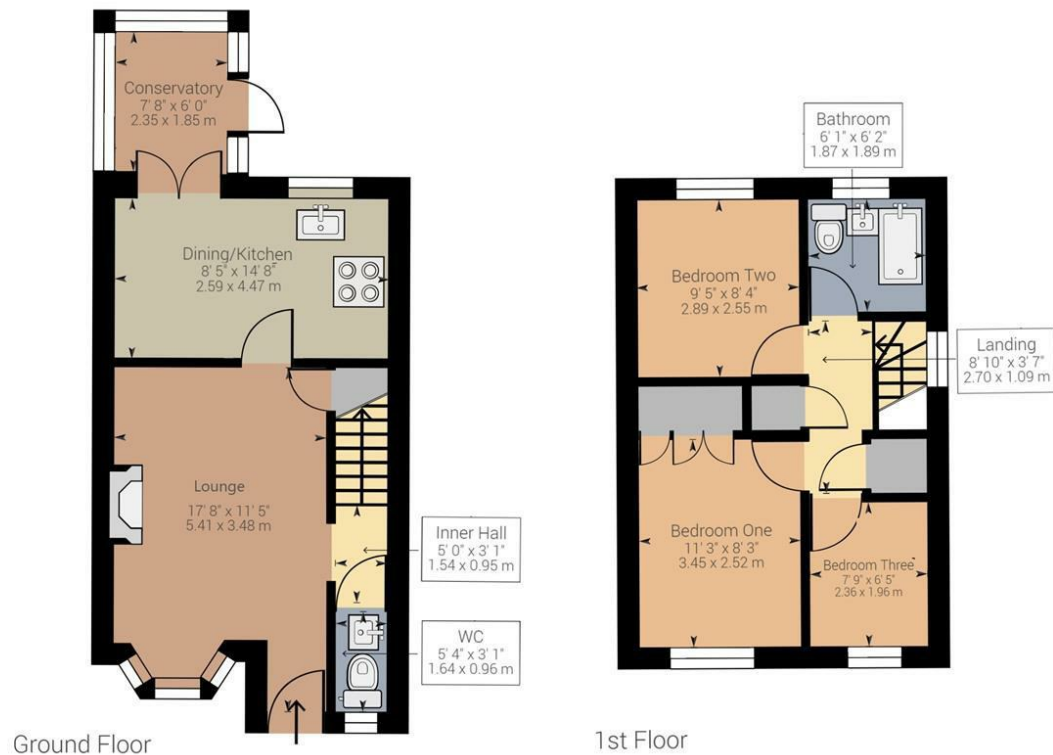
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

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 Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.





Approximate net internal area: 732.97 ft² / 68.10 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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