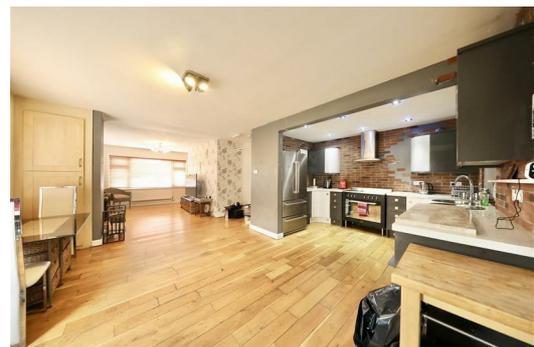




SYMONDS + GREENHAM

Estate and Letting Agents



Dobrudden Catwick Lane, Hull, HU11 5JR

£250,000

DETACHED THREE-BEDROOM BUNGALOW - OPEN-PLAN KITCHEN LIVING AREA - BACK EXTENSION - GENEROUS PLOT WITH BEAUTIFUL GARDEN - GARAGE & OFF-STREET PARKING - TWO BATHROOMS - FANTASTIC POTENTIAL - SOUGHT-AFTER VILLAGE LOCATION - CLOSE TO AMENITIES, SCHOOL & BUS LINKS - OFFERED WITH NO ONWARD CHAIN

Nestled on Catwick Lane in the picturesque village of Long Riston, this charming three-bedroom detached bungalow offers a wonderful opportunity for those looking to create their dream home. The property features a traditional layout, highlighted by a spacious reception room that is ideal for both family gatherings and quiet evenings at home.

Set on a generous plot, the outdoor space is a delightful retreat for gardening enthusiasts or anyone wishing to enjoy the tranquil surroundings. While the bungalow does require some cosmetic work and updating, it presents a canvas for potential buyers to infuse their own style and preferences. The accommodation includes three well-proportioned bedrooms and two bathrooms, ensuring ample space for family living. A notable feature of this property is the back extension leading from the open-plan kitchen living area, which enhances the sense of space and light. Off-street parking is available, along with a garage that provides extra storage or workshop space, catering to all your practical needs.

Long Riston is conveniently located, being equidistant from the vibrant city of Hull, the historic market town of Beverley, and the popular holiday resort of Hornsea, all approximately eight miles away. The village is well-equipped with local amenities, including a primary school, a shop with a petrol station, a welcoming public house, and recreational facilities such as playing fields and tennis courts. A regular bus service connects the village to Hull and Bridlington, making commuting or leisure trips straightforward. This property is offered with no onward chain, making it an attractive prospect for those looking to move swiftly.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "D"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

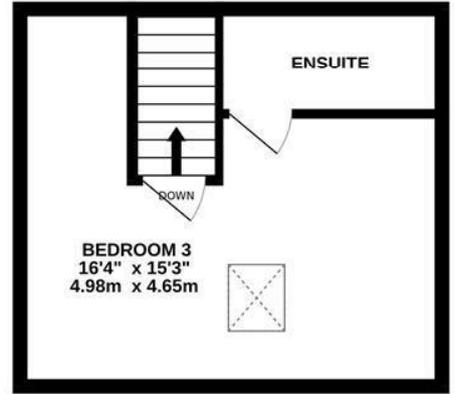
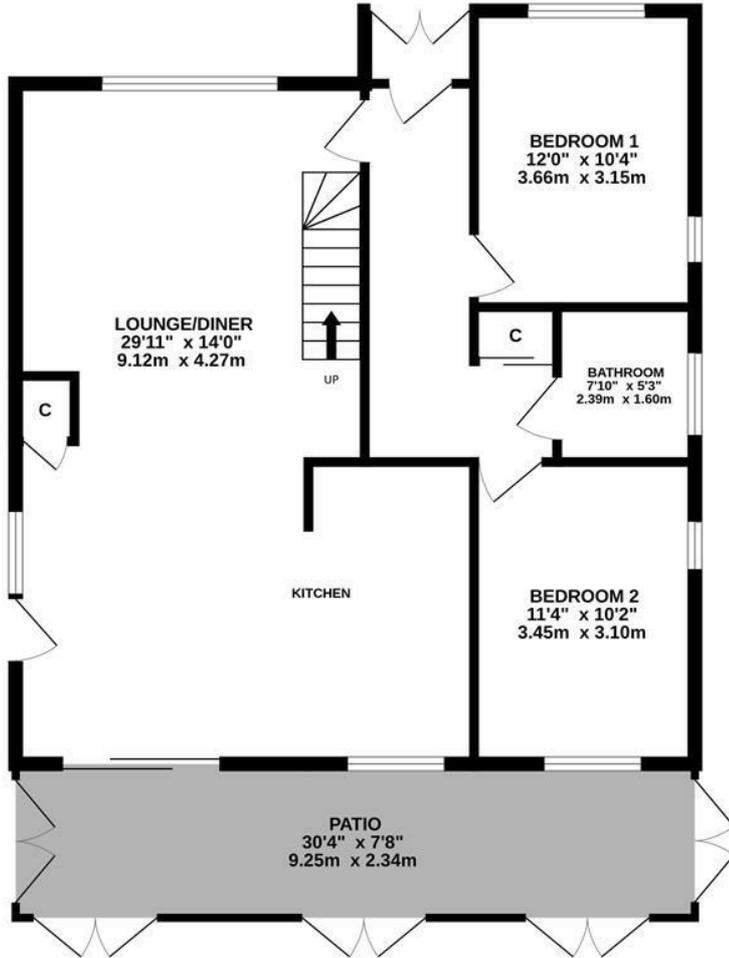
Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	75
England & Wales	EU Directive 2002/91/EC

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

