



Quick & Clarke

PROPERTY SPECIALISTS

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2 Heather Bank Main Street, Long Riston, HU11 5JF
 Offers in the region of £138,500



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- No Chain
- Dining kitchen
- Two bedrooms
- Low maintenance garden
- Energy Rating: C

- Super property for first time buyers
- Cloaks/w.c
- Modern bathroom
- Parking court to rear

LOCATION

This property enjoys a pleasant, slightly elevated position, fronting onto the junction of Catwick Lane and The Hawthorns, and benefitting from a pleasant outlook at the front.

Long Riston is a highly desirable residential village, pleasantly set just off the main A165 Hull to Bridlington Road and thoughtfully bypassed in 1986, allowing it to retain a peaceful village atmosphere while benefitting from excellent accessibility.

The village is ideally located within easy reach of the market town of Beverley (approximately 7 miles), the city of Hull (around 12 miles), and the popular East Yorkshire coastal town of Hornsea (about 7 miles), making it well suited to commuters and those who enjoy coastal living.

Long Riston is served by a range of local amenities including a primary school, church, village hall with adjoining playing fields, a petrol filling station with local shop, and a welcoming public house.

ACCOMMODATION

The accommodation has a mains gas central heating via hot water radiators, UPVC double glazed windows and is briefly arranged on two floors as follows:

FRONT ENTRANCE HALL

3'3" x 5'10"

With UPVC double glazed front entrance door and one central heating radiator.

CLOAKS / W.C.

2'9" x 5'10"

With a low level W.C. and wash hand basin with tiled splashback and one central heating radiator.

SITTING ROOM

12'10" x 14'5"

With a gas fire point, stairs leading off with a cupboard under, smoke alarm and two central heating radiators.

BREAKFAST KITCHEN

12'10" x 7'6"

With a good range of base and wall units incorporating contrasting worksurfaces, built in oven and hob with cooker hood over, sink unit, tiled splashbacks, plumbing for an automatic washer, wall mounted central heating boiler, rear entrance door and one central heating radiator.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways to:

BEDROOM 1 (FRONT)

12'10" x 11'1"

With a built in cylinder / cupboard over the stairs and one central heating radiator.

BEDROOM 2 (REAR)

6'10" x 10'10"

With one central heating radiator.

BATHROOM

5'6" x 7'8"

With a panelled bath with a plumbed shower and shower screen above, pedestal wash hand basin, low level W.C., extractor fan and one central heating radiator.

OUTSIDE

The house fronts onto an open plan lawned foregarden and to the rear is an enclosed garden which measures approximately 27ft deep with easy to maintain surfaces. There is an outside cold water tap to the rear of the kitchen and a hand gate leads out of the rear garden into a tarmac parking court with one space reserved for the owner of this house.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band A.