



Quick & Clarke

PROPERTY SPECIALISTS

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6 St. Margarets View, Long Riston, HU11 5FE
Offers in the region of £289,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	

LOCATION

This property enjoys a pleasant location within a varied cul-de-sac known as St. Margarets View and enjoys a particularly choice plot with an attractive rear garden enjoying a southerly aspect and adjoining an open outlook beyond.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

6'2" x 12'8"

With a composite front entrance door, stairs leading off incorporating an understairs cupboard, and one central heating radiator.

CLOAKS / W.C.

5'8" x 2'10"

With a low level W.C., wash hand basin and one central heating radiator.

LOUNGE

10'10" x 16'3"

With an electric fire set in a hearth and inset with surround, bow window to the front, two wall light points and one central heating radiator.

DINING KITCHEN

11'1" x 13'4"

With a good range of base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level hob with cooker hood over, integrated fridge and freezer, tiled splashbacks, tile effect laminate floor covering, one central heating radiator and open archway to:

UTILITY ROOM

5'9" x 6'6"

With a worksurface incorporating plumbing for an automatic washer and space for a tumble dryer, wall

mounted central heating boiler, tile effect laminate floor covering, UPVC side entrance door and one central heating radiator.

DINING ROOM

8'10" x 12'7"

With one central heating radiator and double French doors to:

CONSERVATORY

10'5" x 15'11"

With a brick base and UPVC double glazed windows overlooking the rear garden, a covered roof, tile effect laminate floor covering, ceiling light/fan fitting and double French doors to the rear garden.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space, a deep built in cylinder/airing cupboard, one central heating radiator and doorways to:

MASTER BEDROOM (FRONT)

10'10" x 14'9"

With fitted wardrobes along one wall, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6'2" x 6'1"

With a modern suite comprising of a shower cubicle, vanity unit housing the wash hand basin, low level W.C., downlighting to the ceiling, part tiling to the walls, laminate flooring and a ladder towel radiator.

BEDROOM 2 (REAR)

10'5" x 11'3"

With five door fitted wardrobes, a pleasant outlook over the garden and paddock beyond and one central heating radiator.

BEDROOM 3 (FRONT)

9'4" x 12'5"

With one central heating radiator.

BEDROOM 4 (REAR)

8'10" x 11'3"

With a dormer window enjoying an attractive outlook over the rear garden and paddock beyond and one central heating radiator.

BATHROOM / W.C.

6'7" x 7'4"

With a panelled bath incorporating electric instant shower over, pedestal wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a small foregarden with a parking drive in front of a single integral garage with automated up and over main door, power and light laid on.

To the rear is a well secluded garden which enjoys a southerly aspect. With a wall and fence around with a paved patio adjoining the rear of the property with a lawned garden beyond incorporating an ornamental pond, mature shrubs and planting and a timber built garden shed.

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 the property is band E.

