

Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net

Rise View Langthorpe Road, New Ellerby, HU11 5AU
Offers in the region of £189,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Two Bedrooms
- Useful Converted Roof Spaces x 2
- Generous Rear Garden
- Energy Rating D

- Two Reception Rooms
- Plenty of Parking
- Westerly Aspect to Rear
- NO CHAIN

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, Upvc double glazing except to the roof lights which area double glazed with hardwood frames, and is briefly arrange on two floors as follows:

ENTRANCE HALL
3'5" x 11'8"
With UPVC front entrance door and one central heating radiator.

LOUNGE
11'1" x 13' plus a box bay to the front
With a wood burning stove set in a brick recess with surround and one central heating radiator.

KITCHEN
9'4" x 12'8"
With base and wall units incorporating work surfaces with a stainless steel sink unit, tiled splashbacks, space for a slot in oven, wall mounted central heating boiler and doorway to:

SUN ROOM
14'3" x 10'8"
With windows overlooking the rear garden, UPVC side entrance door and one central heating radiator.

BATHROOM/W.C.
5'2" x 8'
With a panelled bath incorporating mixer taps and hand shower over, low level W.C., wash hand basin, part tiling to the walls and one central heating radiator.

BEDROOM 1 (REAR)
11' x 10'1"
With one central heating radiator.

BEDROOM 2 (FRONT)
10'11" x 9'11" plus a box boy to the front
Currently used as an additional sitting room. With stairs leading to a converted roof space and one central heating radiator.

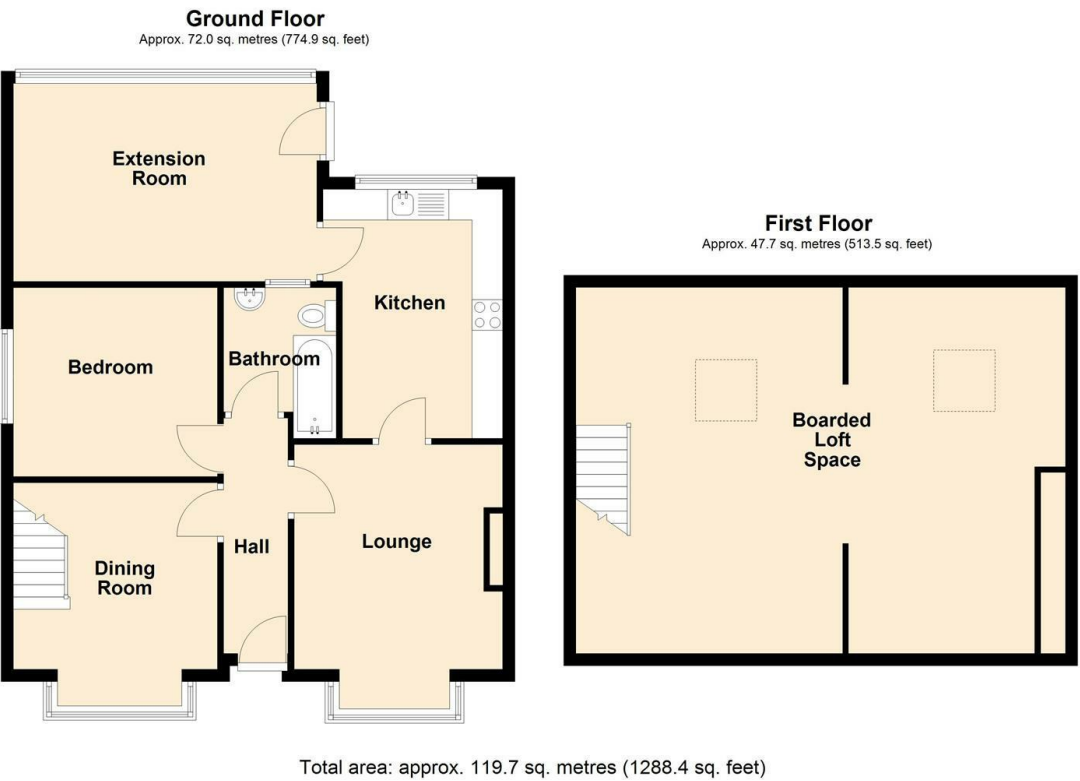
ROOF SPACE 1
14'4" x 9'11"
With a double glazed Velux roof light and one central heating radiator and interconnecting to:

ROOF SPACE 2
10'6" x 10'
With a double glazed Velux roof light and one central heating radiator.

OUTSIDE
The property fronts onto a mainly gravelled foregarden which provides additional parking if required and a driveway leads alongside the property providing further parking through double gates.

To the rear is a generous garden which enjoys a great deal of privacy, a Southerly aspect and is mainly lawned with a fenced surround. There is also a large garden shed and outside cold water tap.

COUNCIL TAX BAND: B



Total area: approx. 119.7 sq. metres (1288.4 sq. feet)