



**Appletree Close
Long Riston
HU11 5FB**

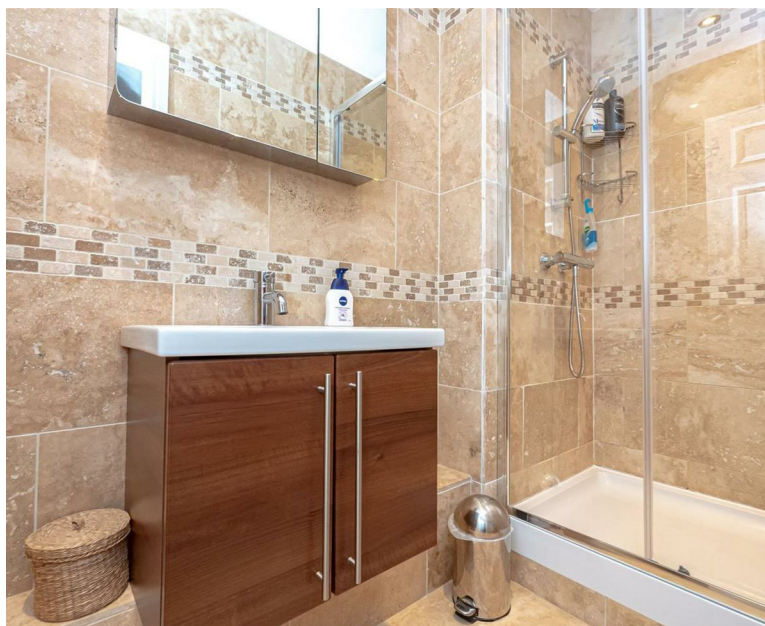
**Offers In
The Region
Of £235,000**



****A FABULOUS FOUR Bedroom Link-Detached Family Home tucked away in a cul-de-sac**** This beautifully presented modern home just has to be viewed and the ideal purchase for any growing family who love to be in a village, but require easy commuting distance from Hull, Beverley, and The Yorkshire Wolds areas. Offering stunning open countryside views to the rear, the accommodation on offer really does warrant an internal inspection to be truly appreciated. The ground floor has a welcoming entrance hall, handy w.c/ cloakroom, stairs leading to the first floor, a cosy sitting room, dining room with views over the countryside and bespoke kitchen with views to the rear aspect. To the first floor is Master bedroom with ensuite, two further double bedrooms, a fourth bedroom which is currently used as a home office and a family bathroom. The front aspect has a low maintenance garden area and a private side drive leads to the single garage. The rear garden is low maintenance with gravelled areas and room for a greenhouse. Viewings available by strict appointment. EPC GRADE :D

- Link Detached Home
- Double Glazed
- Well Presented
- Open Countryside Views
- Gas Central Heated
- Village Location







Entrance Hallway

2.19m x 4.36m (7'2" x 14'3")

This welcoming hallway greets you via a double glazed entrance door, handy storage cupboard, alarm panel and a radiator.

Cloakroom

With low flush w.c wash hand basin and a radiator.

Sitting Room

Located to the front aspect with walk in double glazed window, this cosy family room has a wooden surround with inset gas coal effect fire and a radiator.

Dining Room

3.03m x 3.45 (9'11" x 11'3")

Just off the kitchen is the dining room with laminate flooring, French doors give access to the rear garden and uninterrupted views of the open countryside beyond, and a radiator.

Kitchen

2.48m x 4.08 (8'1" x 13'4")

If you love the country kitchen feel, then this has to tick a box for you with a range of wall and floor cupboards with contrasting worksurfaces, inset stainless steel sink unit, space for a multi fuel Range oven and a large American Fridge Freezer, access to the under stairs cupboard.

First Floor Landing

2m x 2.77m (6'6" x 9'1")

With access to the loft space.

Master Bedroom

3.31m x 4.24m (10'10" x 13'10")

Located to the front aspect is this well proportioned master bedroom with double glazed window and a radiator.

Ensuite

A must for any family home with a good sized shower, vanity wash hand basin and low flush w.c, and a heated towel rail, complimented by ceramic wall and floor tiling.

Bedroom Two

2.95m x 4.00 (9'8" x 13'1")

Located over the drive way and to the front elevation a good sized double bedroom with a double glazed window to the front and a radiator.

Bedroom Three

3.32m x 3.4m (10'10" x 11'1")

The third double bedroom is located to the rear with stunning views over the landscape beyond through the double glazed window, and a radiator.

Bedroom Four / Home Office

2.03m x 3.1m (6'7" x 10'2")

Located to the front aspect is the fourth bedroom which has now been converted to a functioning home office/study room with double glazed window and a radiator.

Bathroom

With a modern white suite comprising of a panelled bath with shower over and, low flush w.c and wash hand basin, heated towel rail and extractor, complimented with tiling.

Outside

Leading to the front door is a path with small planted area, a side drive leads under the arch way down to double gates with a single garage, with roller door and side access. The rear garden has been transformed to offer a low maintenance space, ideal for the busy family with gated access to the rear boundary and open countryside views beyond, the current owners have accommodated a greenhouse to the rear of the garage.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

About Us

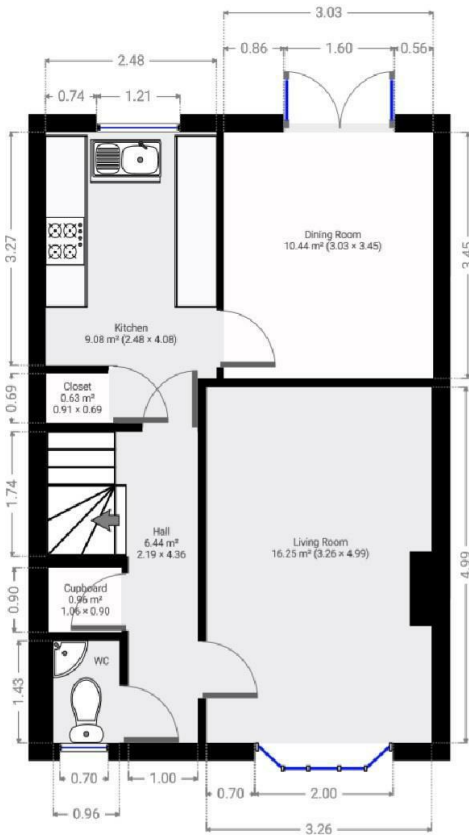
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▼ Ground Floor

TOTAL AREA: 45.14 m² - LIVING AREA: 45.14 m² - ROOMS: 3

▼ 1st Floor

TOTAL AREA: 56.07 m² - LIVING AREA: 56.07 m² - ROOMS: 4



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(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	
66	
England & Wales	EU Directive 2002/91/EC

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