

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Riseway

Long Riston, Hull, HU11 5JN

Asking Price £165,000





# 16 Riseway

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## ENTRANCE HALL

UPVC front door, laminate laid wood style flooring, stairs to first floor landing, under stairs cupboard, radiator and power points.

## LOUNGE

UPVC double glazed bay windows to the front and side aspect, laminate style flooring, window seat, electric feature fireplace, radiator, TV point and power points.

## DINING ROOM

UPVC double glazed window to the rear aspect, coving and textured ceiling, laminate style flooring, radiator and power points.

## KITCHEN

UPVC double glazed window to the rear aspect, range of wall and base units with roll top work surfaces, tiled splash backs, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, radiator, extractor hood and power points.

## BEDROOM ONE

UPVC double glazed bay window to the front aspect, radiator, Tv point and power points.

## BEDROOM TWO

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

## BEDROOM THREE

UPVC double glazed window to the front aspect, radiator and power points.

## BATHROOM

UPVC double glazed to the rear aspect, tiled walls, Vinyl flooring, three piece bathroom suite comprising; bath with mixer taps, low flush WC, wash hand basin with pedestal and radiator.

## GARDEN

Rear and side garden with side access and outside tap.

[Material Information - Hunters Beverley](#)

Tenure Type; Freehold

Council Tax Banding; B

A FABULOUS 3 BEDROOM 1950'S SEMI DETACHED HOME LOCATED DOWN A QUIET VILLAGE CUL DE SAC AND SET WITHIN THE POPULAR VILLAGE OF LONG RISTON WITH A VARIETY OF LOCAL VILLAGE AMENITIES TO ENJOY AND A SOUGHT AFTER PRIMARY SCHOOL. The property itself briefly comprises; Entrance hall, lounge, dining room, kitchen, three spacious bedrooms, bathroom, outhouse, private rear and side garden with driveway. Book your viewing today to avoid disappointment as these homes are rarely available and always exceptionally popular.



Road Map



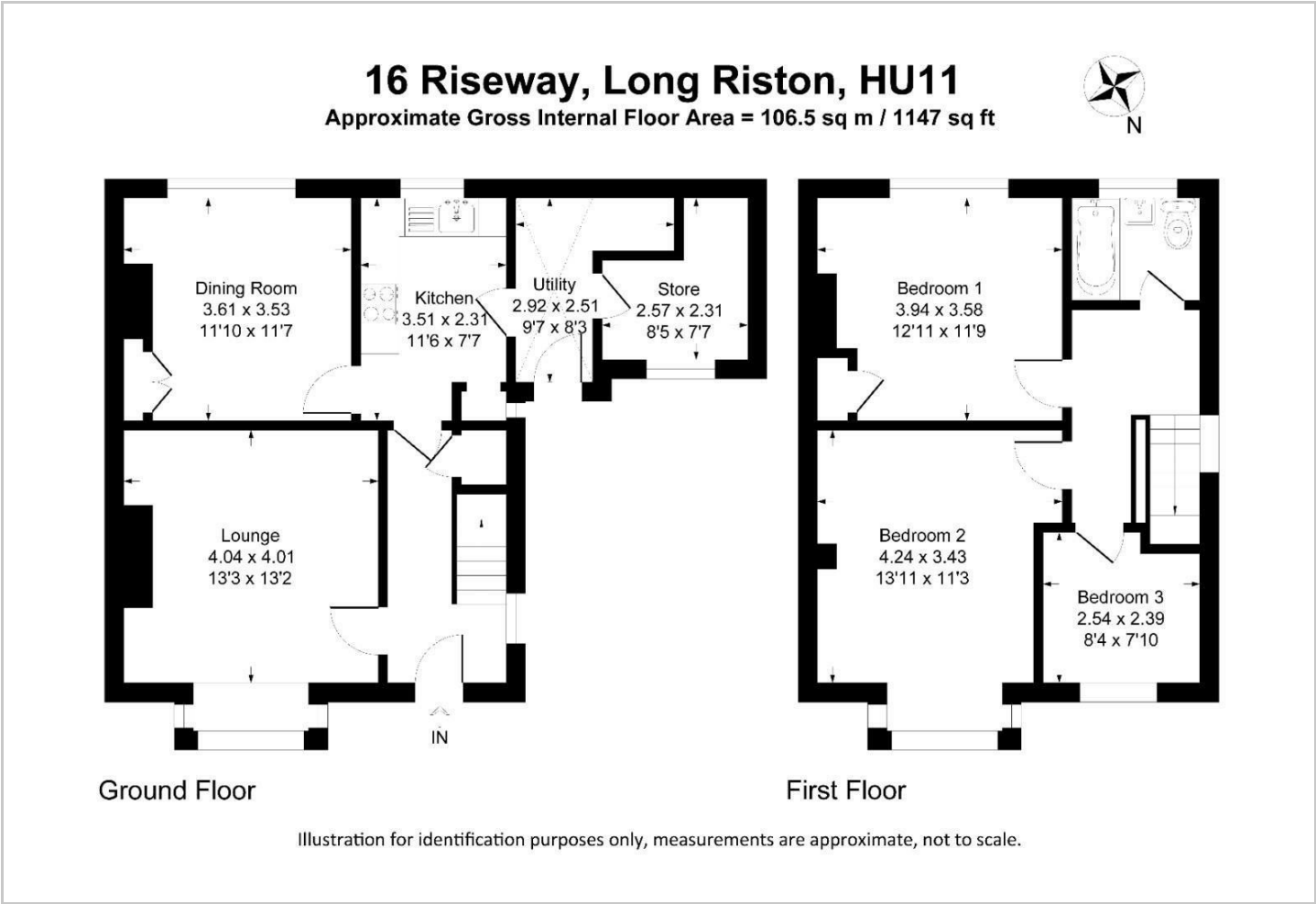
Hybrid Map



Terrain Map



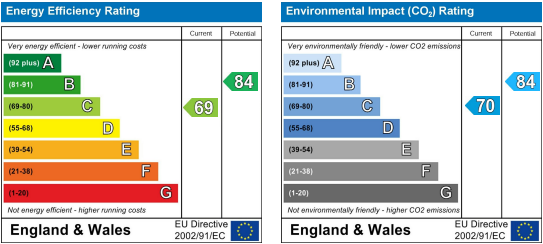
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.