

Whitakers

Estate Agents



Sonato Ottringham Road, Keyingham, HU12 9RX

£235,000

This sizeable DETACHED HOME is set back from Ottringham Road in the popular village of Keyingham. The property requires a little TLC, boasting generously proportioned accommodation, just waiting for new owners to make it their own.

The front entrance door opens to welcome you in to view the accommodation on offer. Doors open to the comfortable LOUNGE with feature fireplace and open to the DINING AREA. There is a BREAKFAST KITCHEN open plan to the SITTING / Family ROOM and a useful UTILITY room. To the first floor is the family BATHROOM with four piece suite and THREE BEDROOMS.

Outside there is ample OFF ROAD PARKING to the front of the property and a pretty front GARDEN, mainly laid to lawn, adorned with beautiful mature trees and shrubbery. To the rear is a paved yard with timber storage shed.

The property comes to market with NO ONWARD CHAIN, just waiting for new owners to make it their own.

Set in the popular village of Keyingham occupying a sizeable plot in a welcoming, well-connected village that effortlessly combines rural appeal with everyday practicality. Residents enjoy a choice of shops, takeaways, pubs, and essential services, plus Keyingham Primary School within walking distance. Regular bus routes connect the village with Hull and nearby coastal destinations. For rail journeys, Hull station is approximately 10 miles away .

Accommodation Comprising

Entrance & Hallway

A double glazed front entrance door opens to welcome you in to view the accommodation on offer with stairs taking you up to the first floor and doors opening to ...

Lounge



A comfortable lounge with feature fireplace and double glazed window to front elevation, enjoying views over the front garden. Radiator and an opening to the dining area.

Lounge Feature



Dining Area



Open from the lounge with a double glazed

window to the rear elevation. Radiator and a door into the hallway.

Sitting Area



Open from the breakfast kitchen with Patio doors overlooking the garden.

Breakfast Kitchen



A range of fitted units to base and walls with work surface and tiled splashbacks. Space for slot in cooker and fridge freezer. Plumbing for dishwasher and two stainless steel sink bowls with mixer tap and drainer. Ample space for table & chairs, open to the sitting/ family room with patio doors opening out to the garden, creating a lovely room for entertaining family & friends. Radiator and vinyl flooring.

Utility

A useful utility room with plumbing for automatic washing machine and a double glazed door providing access to the rear yard.

Bedroom One



A double bedroom with two double glazed windows and radiator.

Bedroom Two



A double bedroom with double glazed window and radiator.

Bedroom Three

A single bedroom with two double glazed windows and radiator.

Bathroom



Family bathroom with four piece suite to include: Shower Cubicle, Panelled bath, low level W.C. and pedestal wash basin. Double glazed window, radiator and useful storage cupboard.

Outside Parking



A driveway provides ample off road parking to the front of the property.

Garden

A well established front garden, mainly laid to lawn with an array of mature trees and shrubbery to boundaries. Paved seating areas with an attractive pergola and water feature.

Rear Garden/Yard



Paved rear yard with timber storage shed.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC Rating E

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in

our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - Vodafone & O2 good
EE and Three Okay

Broadband - Basic 20 Mbps /Superfast 80 Mbps
/Ultrafast 1000 Mbps

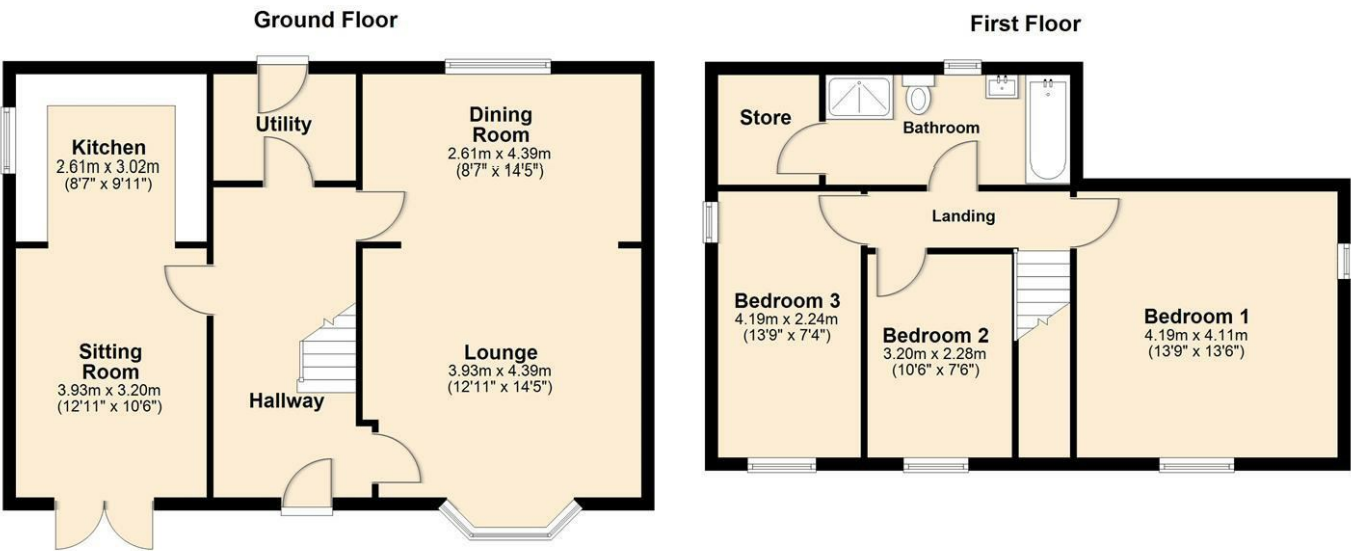
Coastal Erosion - No

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

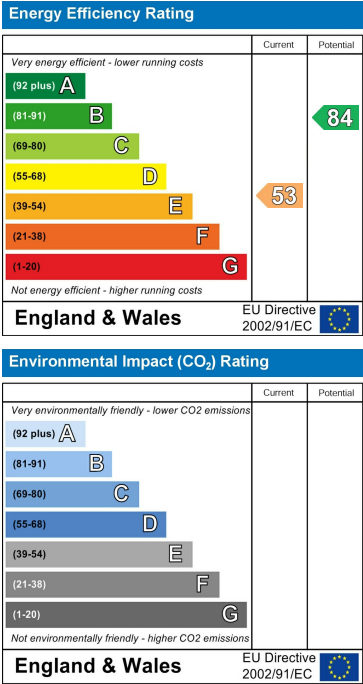
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.