

# Whitakers

Estate Agents



**1 Hull Road, Keyingham, HU12 9ST**

**£200,000**

SITUATED ON THE PERIPHERY OF THE POPULAR EAST HULL VILLAGE OF KEYINGHAM, WITH GOOD TRANSPORT LINKS TO THE HULL CITY CENTRE AND THE EAST COAST, THIS EXTENDED END TERRACE HOUSE OFFERS VERY SPACIOUS ACCOMMODATION IDEALLY SUITED TO THE GROWING FAMILY.

THE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, SITTING ROOM, FITTED KITCHEN WITH APPLIANCES, REAR PORCH TO CLOAK ROOM, FOUR FIRST FLOOR BEDROOMS OF GOOD PROPORTION WITH THE MASTER ENJOYING A DRESSING AREA AND THERE IS A FAMILY BATHROOM. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN GOOD SIZED GARDENS AND HAS ACCESS TO THE REAR FOR OFF STREET CAR PARKING AMENITIES AND GARAGE.

APPOINTMENTS TO VIEW ARE ENCOURAGED.



## The Property Comprises

### Entrance Hall



Staircase off, useful under stairs storage cupboard and a radiator.

### Living Room 12'0" x 11'3" (3.68 x 3.43)



Angled bay window to the front aspect, radiator, built in storage cupboard and opens to:

### Dining Room 9'10" x 17'2" (3.02 x 5.24)



Having a radiator and opening to :

### Kitchen 12'6" x 19'7" (3.82 x 5.97)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Partially tiled walls, window to the side aspect, integrated appliances include an electric oven and a four ring gas hob and Patio Doors give access to the rear garden.

### Dining Area



Lounge 18'9" x 11'1" (5.74 x 3.39)



Windows to the front and rear with a feature fires surround incorporating a built in gas fire and there is a radiator.

#### Rear Lobby

Having access to the rear garden and leading to:

#### Downstairs Cloak Room

Having a WC unit and there is plumbing for an automatic washing machine.

#### First Floor Landing

#### Dressing Area



Window to the front aspect and built in wardrobe, with feature archway into:

Bedroom One 9'11" x 10'4" (3.04 x 3.17 )



Window to the front aspect and a radiator

Bedroom Two 8'8" x 11'1" (2.64m x 3.38m)



Window to the front aspect and a radiator

Bedroom Three 9'10" x 11'2" (3.00m x 3.40m)



Window to the rear aspect and a radiator

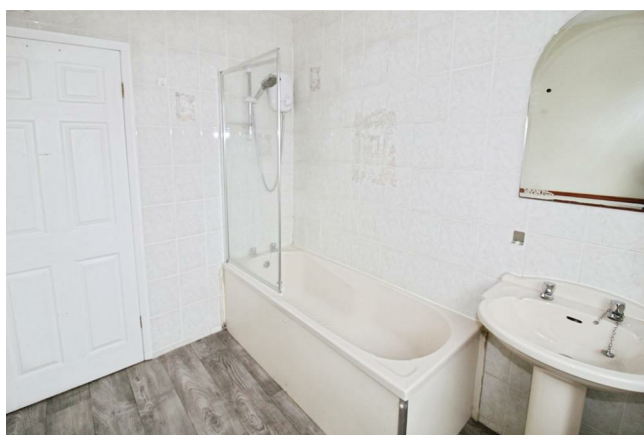


### Bedroom Four 7'0" x 10'4" (2.15 x 3.17 )



Window to the rear aspect and a radiator.

### Bathroom



A coloured suite to comprise panelled bath, wash hand basin with a pedestal and a low level WC unit. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

### Gardens



There are gardens of good proportion to the front and rear of the property which are laid mainly to lawn.

### Rear of House & Garden



### Tenure

This property is Freehold.

### Council Tax

East Riding of Yorkshire  
Band C

### EPC

Rating D

### 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 sales 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/Tile  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps Superfast 72 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

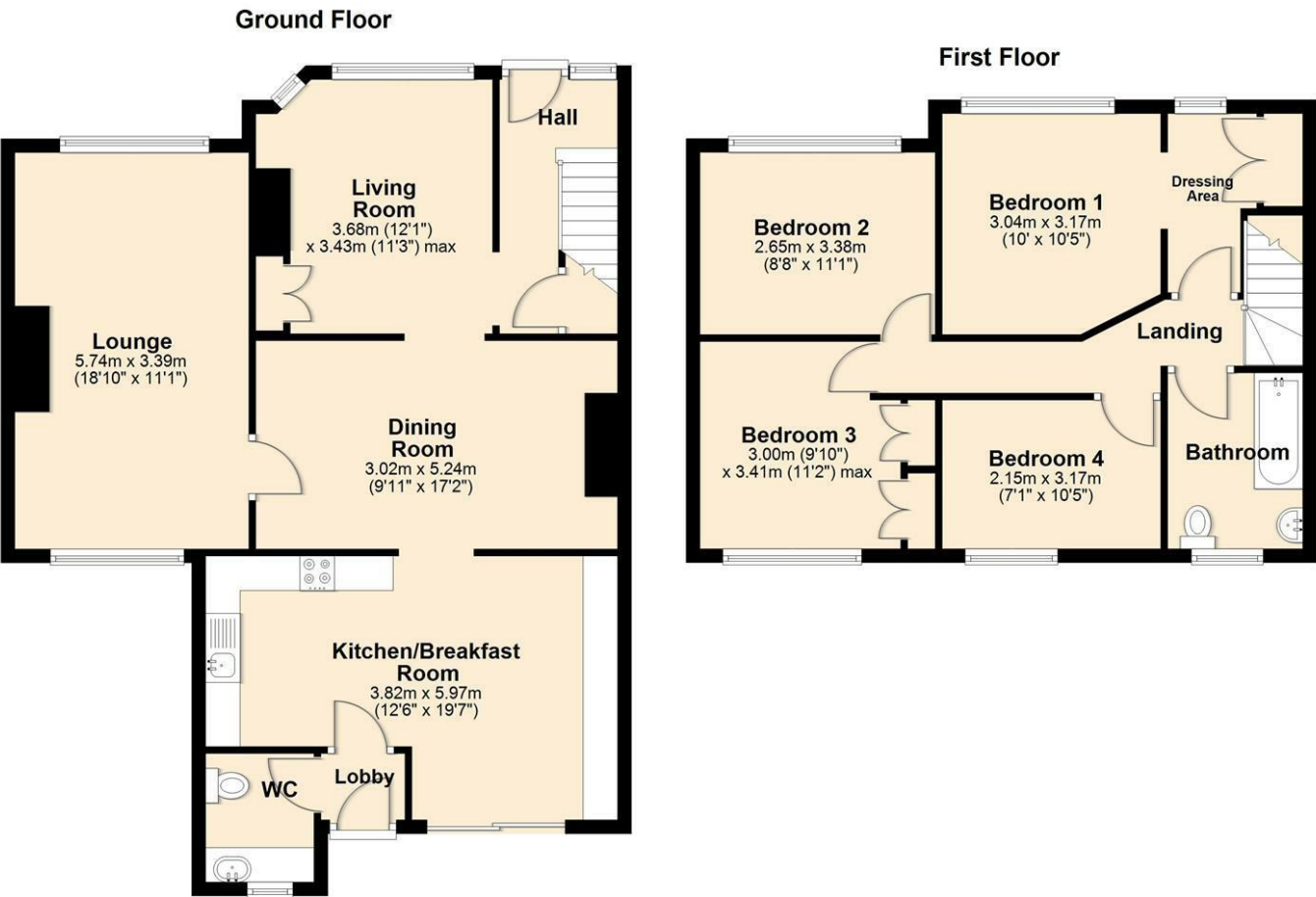
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Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person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

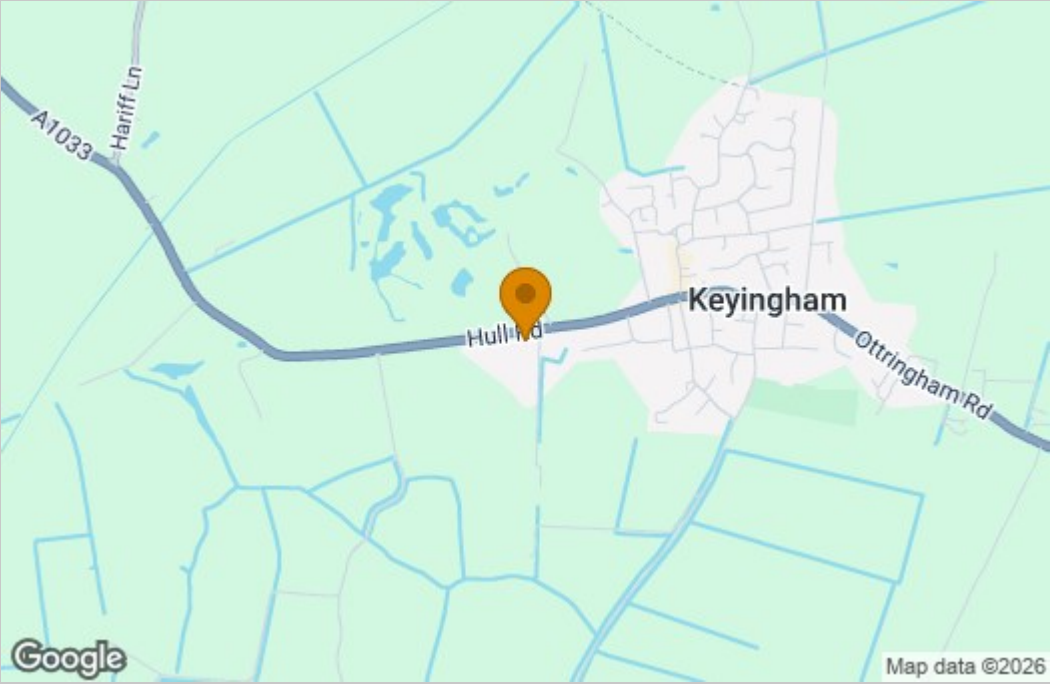
**Off Street Car Parking Amenities**

Accessible via the rear of the property.

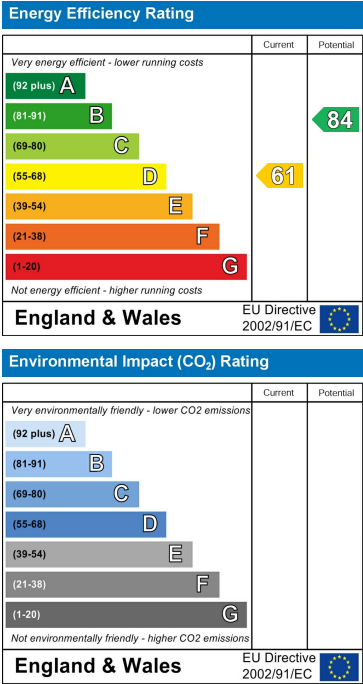
Floor Plan



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.