

Whitakers

Estate Agents



2 Elm Tree Close, Keyingham, HU12 9TQ

£160,000

****FULLY REFURBISHED AND READY TO MOVE INTO****

This Superb Semi Detached True Bungalow has been recently refurbished throughout offering a TURN KEY OPPORTUNITY, ready to move into. A modern composite door opens into the HALLWAY, welcoming you in to view the accommodation on offer. The comfortable lounge is light and airy with a double glazed window to the front aspect allowing lots of natural light to flow through. There are TWO BEDROOMS and a contemporary SHOWER/ WET ROOM. The modern BREAKFAST KITCHEN has a range of fitted units incorporating a breakfast bar with a window, enjoying views over the garden, creating a lovely space to enjoy your morning coffee. The sizeable rear GARDEN has been recently turfed, with timber fencing to boundaries, providing a family & pet friendly outdoor space for all to enjoy.

There is a pebbled front forecourt providing ample OFF ROAD PARKING space for several vehicles.

The bungalow comes to market with NO ONWARD CHAIN, ready and waiting for its new owners.

Location: The popular village of Keyingham is located on the A1033, approximately 11 miles to the east of the city centre of Kingston-Upon-Hull and offers excellent transport links into the City and out to the East Coast. Offering an array of local shops, medical and leisure facilities, Keyingham is also approximately five miles from the market town of Hedon where a wide range of further amenities can be found.

Viewing Recommended

Accommodation Comprising

Entrance Hall

Lounge 17'10" x 11'1" (5.45 x 3.38)



A light and airy lounge with double glazed window to front elevation. Radiator and newly fitted carpet.

Breakfast kitchen 10'4" x 9'8" (3.15 x 2.97)



A contemporary breakfast kitchen with a range of fitted units to base and walls, complimentary work surface, incorporating the breakfast bar and splashback tiling. Stainless steel sink with mixer tap and drainer. Built in oven with four ring gas hob and stainless steel extractor hood above. Space for fridge/freezer and plumbed for automatic washing machine. Double glazed door and window, enjoying views over the rear garden. Radiator and vinyl flooring.

Breakfast Kitchen

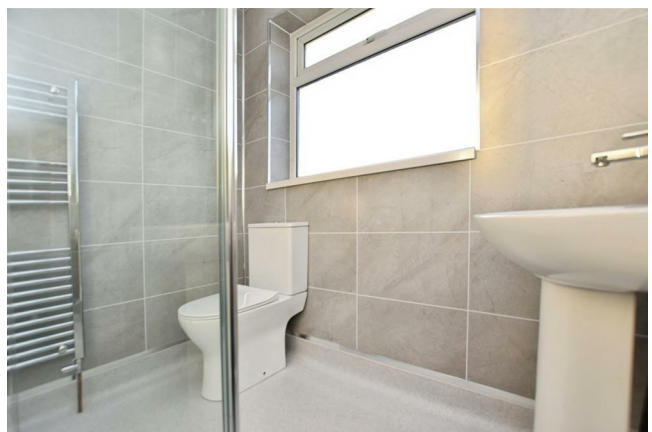


Bedroom One 12'10" x 8'10" (3.92 x 2.70)



A light and airy bedroom with double glazed window enjoying views of the garden. Useful storage cupboard, radiator and newly fitted carpet.

Shower/ Bathroom 6'3" x 5'3" (1.93 x 1.62)



Walk in shower cubicle with hand held and rain shower, pedestal wash basin and low level W.C. Double glazed window, resin, wet room flooring and chrome towel heater.

Bedroom Two 10'0" x 8'5" (3.05 x 2.59)



Double glazed window to front elevation, radiator and newly fitted carpet.

Gardens



The generously proportioned rear garden has been recently lawned, family and pet friendly with timber fencing to boundaries.

Parking

A pebbled front forecourt offers ample off street parking for several vehicles.

Front & Parking



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

Rating C

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 - EE, Vodafone and O2 all okay

Broadband - Basic 16Mbps / Superfast 80Mbps

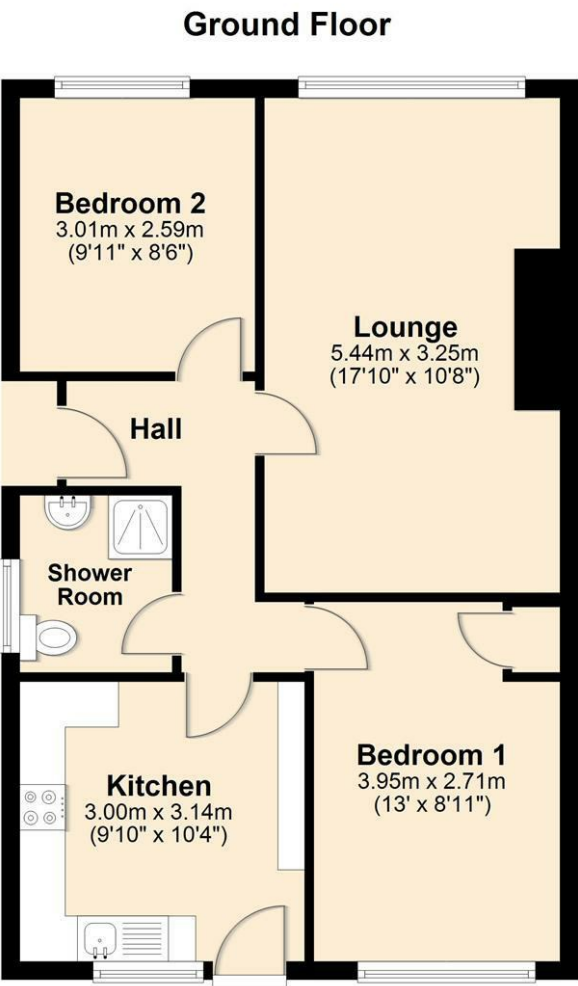
Coastal Erosion - No

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.

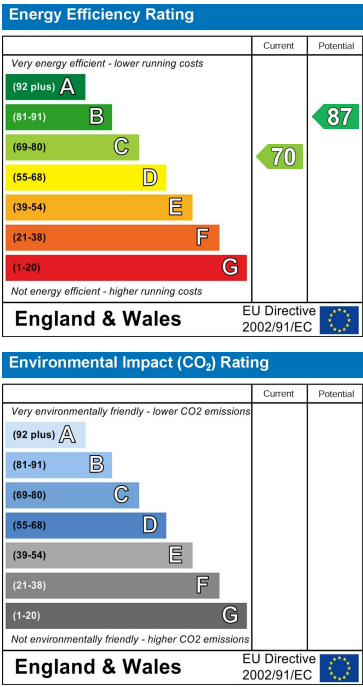
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.