

Whitakers

Estate Agents



Jessmin Ottringham Road, Hull, HU12 9RX

Asking Price £175,000

Whitakers are delighted to bring this lovely 3 bedroom end terraced property to the market.

Situated in the popular East Riding village of Keyingham, close to local schools and amenities, the property also benefits from outstanding transport links into the City of Hull and out to the East Coast.

Having been much improved by the current owners, the property is presented in "move-in" condition and briefly comprises; entrance hallway, through lounge/dining room and kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Externally, the front of the property provides off road parking for two vehicles whilst to the rear is a spacious garden, versatile workshop/garage and further off road parking for multiple vehicles.

Having the additional benefit of gas central heating and uPVC glazing throughout, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Through Lounge/Dining room 24'8 x 11'3 (7.52m x 3.43m)



Spacious through lounge/dining room with uPVC bay window to front aspect, laminate flooring, two central heating radiators, picture window to hallway, pace for family dining room and uPVC Patio Doors to rear garden.

Kitchen 13'8 x 6'10 (4.17m x 2.08m)



With a range of fitted wall and base units, hardwood work surfaces and tiled splash backs. 4 ring halogen hob with extractor over and electric double oven below. Composite 1 1/2 bowl sink/drain, plumbing for automatic washing machine, space for free standing fridge/freezer, vinyl flooring, ceiling spot lights, uPVC windows to side and rear and uPVC door into rear garden.

First Floor Landing



With laminate flooring and uPVC window to side aspect.

Bedroom One 13'1 x 10'4 (3.99m x 3.15m)



With laminate flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Two 11'5 x 9' (3.48m x 2.74m)



With carpeted flooring, central heating radiator and carpeted flooring.

Bedroom Three 6'4 x 7'8 (1.93m x 2.34m)



With laminate flooring, central heating radiator and uPVC window to front aspect.

Bathroom



With white suite comprising panel bath with electric shower over, low flush wc and pedestal hand wash basin. Part tiled walls, heated towel rail and uPVC window to rear aspect.

Outside



Standing on a generous plot, the front of the property is laid to aggregate providing off road parking. To the rear is a generous garden laid mainly to lawn with patio area whilst to the rear is a further seating area. Gate access leads to off road parking for multiple vehicles and a spacious garage/workshop with full electric supply, roller door and further uPVC window and door.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

EPC

Awaited

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 55 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

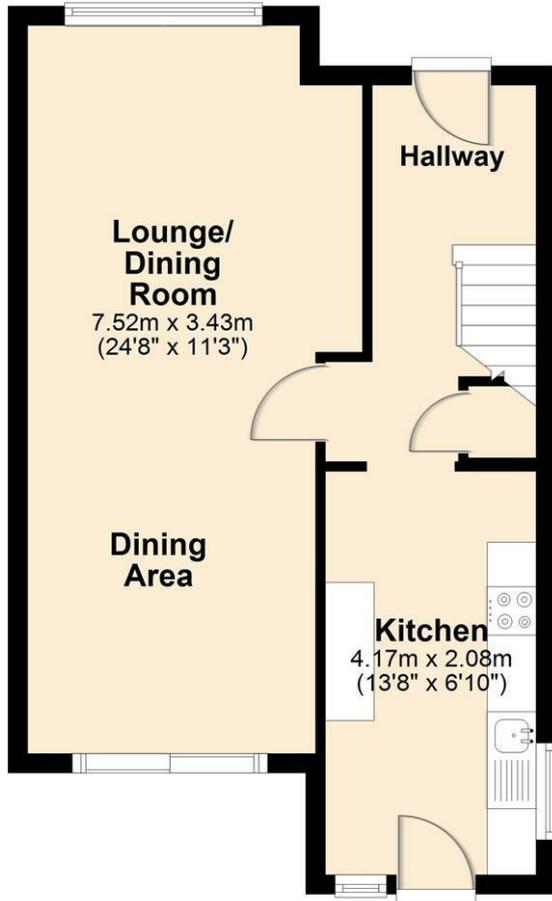
Planning - None specific to the property

Whitakers Estate Agent Declaration:

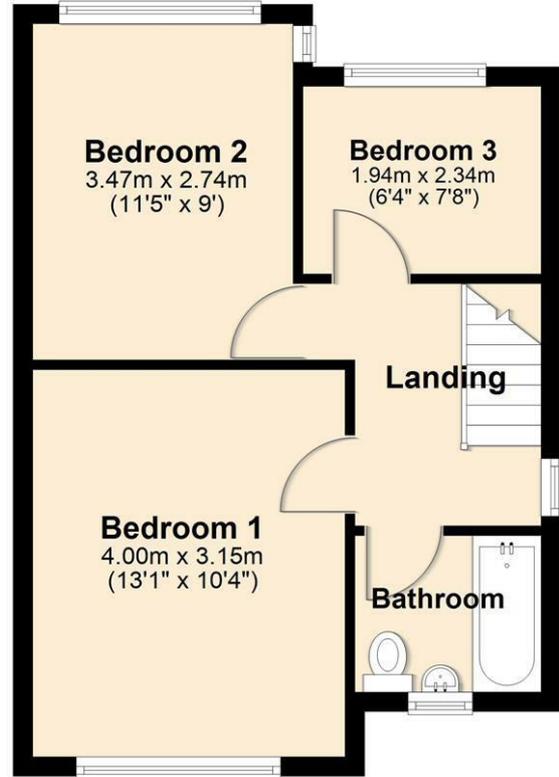
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Floor Plan

Ground Floor



First Floor



Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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