



SYMONDS + GREENHAM

Estate and Letting Agents



Oak Cottage Keyingham Road, Hull, HU12 0AL

£140,000

Welcome to this charming terraced house located on Keyingham Road in the picturesque village of Ottringham, Hull. This delightful property is a true gem, offering a perfect blend of coastal tranquillity and convenient living. Ideal for first-time buyers, this home is move-in ready and showcases impeccable presentation throughout.

As you step inside, you are greeted by a warm and inviting atmosphere that instantly makes you feel at home. The ground floor features a comfortable reception room, perfect for relaxing or entertaining guests. The well-designed layout ensures that every inch of space is utilised effectively, providing a cosy yet functional living environment. The kitchen continues the charming feel of the property, making it a lovely space for culinary adventures. Upstairs, you will find two well-appointed bedrooms that offer comfort and privacy, ideal for restful nights. These spaces are perfect for personalisation, allowing you to create your own sanctuary. The bathroom is conveniently located, adding to the practicality of this lovely home.

The location of this property is truly exceptional. Nestled in the highly sought-after Ottringham, residents enjoy a picturesque setting with easy access to local amenities, schools, and transportation links. This makes it an ideal choice for those who appreciate the charm of village life while still being connected to the wider community. Step outside to discover a quaint rear garden, your own private oasis where you can unwind and enjoy the outdoors. This charming space is perfect for relaxation or entertaining friends and family during the warmer months.

In summary, this delightful terraced house on Keyingham Road presents a wonderful opportunity for first-time buyers seeking a comfortable and stylish home in a tranquil setting. With its charming features, convenient location, and move-in ready status, this property is not to be missed.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

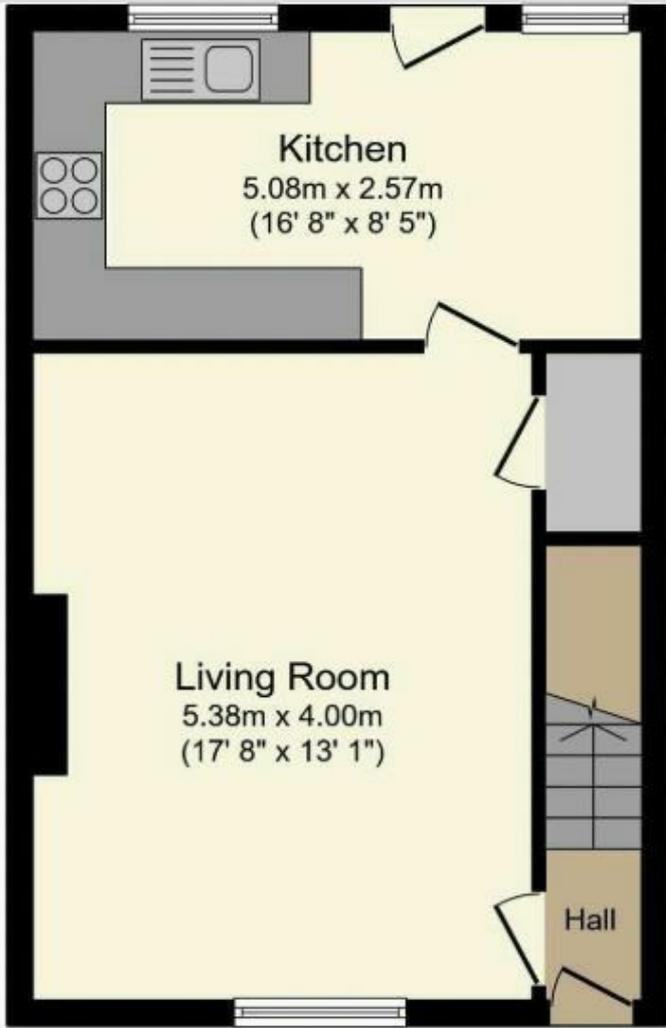
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

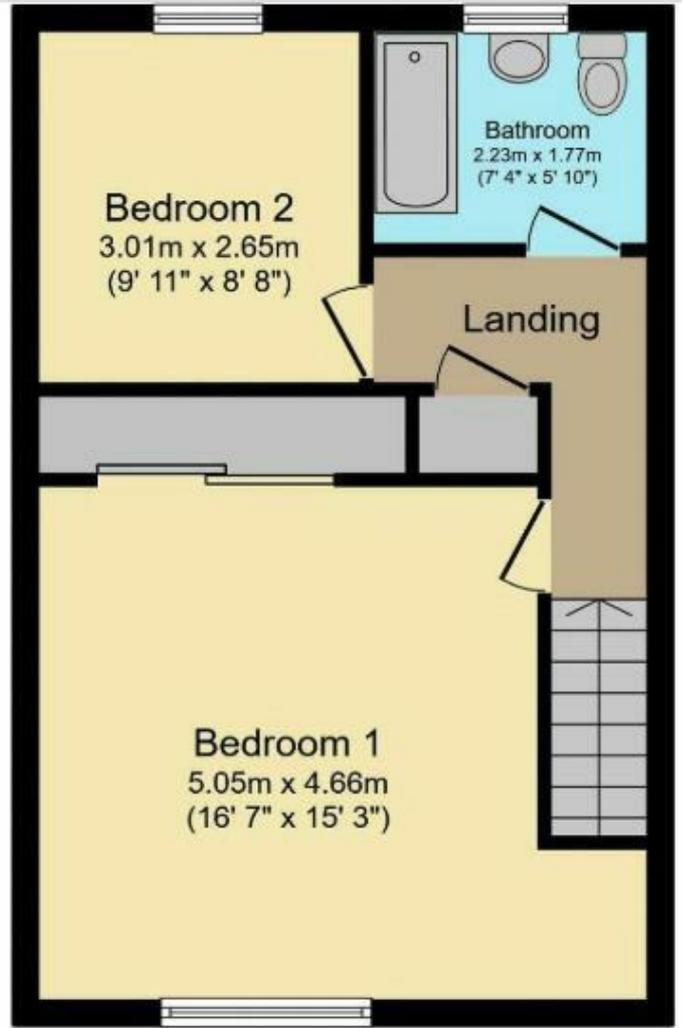
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Ground Floor



First Floor

Total floor area 80.7 sq.m. (869 sq.ft.) approx

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

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

