

Whitakers

Estate Agents



Corner Bungalow School Lane, Keyingham, HU12 9RJ

£250,000

FULLY REFURBISHED THROUGHOUT, FOR SALE WITH NO ONWARD CHAIN !!

IMMACULATELY PRESENTED THROUGHOUT, FULLY REFURBISHED AND EXTENDED FOUR-BEDROOMED HOME SET IN THE SOUGHT-AFTER VILLAGE OF KEYINGHAM. THIS PROPERTY IS READY FOR NEW OWNERS TO MOVE STRAIGHT IN WITH NO WORK REQUIRED, HAVING BEEN RENOVATED TO AN EXTREMELY HIGH STANDARD FROM TOP TO BOTTOM, INSIDE AND OUT.

THE HOME HAS BEEN TASTEFULLY EXTENDED AND BENEFITS FROM FOUR DOUBLE BEDROOMS WITH ADDITIONAL STORAGE CUPBOARDS, A NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES, AND THREE MODERN BATHROOMS THROUGHOUT. UNDERFLOOR HEATING RUNS THROUGHOUT THE GROUND FLOOR, ADDING TO THE QUALITY FINISH. EVERY INCH OF THIS HOME HAS BEEN NEWLY COMPLETED TO AN EXCEPTIONAL STANDARD.

EXTERNALLY, THERE IS A LARGE DRIVEWAY TO THE FRONT PROVIDING PARKING FOR MULTIPLE VEHICLES, ALONG WITH A DETACHED BRICK GARAGE OFFERING FURTHER STORAGE OR AN ADDITIONAL PARKING SPACE.

THIS IS AN EXCEPTIONAL FAMILY HOME, PERFECTLY PREPARED FOR ITS NEXT OWNERS TO ENJOY A HASSLE-FREE MOVE. EARLY VIEWINGS ARE HIGHLY RECOMMENDED.

Entrance Hall

Spacious entrance hall with under floor heating, leading to;

Ground Floor Shower Room



Ground floor shower room, newly fitted with a low level WC, pedestal wash basin, and a shower with an independent closure. Underfloor heating.

Lounge



A comfortable lounge with feature fireplace and three double glazed windows to front and side elevations. Underfloor heating.

Open Plan Dining Kitchen



The fabulous open plan dining kitchen has a range of newly fitted units to base and walls with complimentary wood block effect work surface and brick pattern tiling to splashbacks. Integrated appliances include: dishwasher hob, extractor and oven. There is space ready for a fridge/freezer and washing machine to be plumbed straight in. Stainless steel sink with mixer tap and drainer. Built in oven with electric hob and stainless steel extractor hood above, perfect for the culinary member of the family. Double glazed window and underfloor heating, open to the dining area.

Dining Area



Open from the kitchen, the dining area has feature French doors opening out to the garden, creating a lovely space for entertaining family & friends. Underfloor heating and an opening to the kitchen.

Ground Floor Bedroom One



Ground floor bedroom provides a versatile room that can be used in a multitude of ways. Double glazed window, underfloor heating and flooring.

Bedroom Two



A double bedroom with double glazed window, underfloor heating and newly fitted carpet.

En Suite Bedroom Two



Recently fitted with shower cubicle, low level W.C. and pedestal wash basin. radiator and double glazed window.

Bedroom Three



A double bedroom with double glazed window, radiator and newly fitted carpet.

Bedroom Four



With double glazed window, radiator and newly fitted carpet.

Bathroom



Recently fitted bathroom with panelled bath, low level W.C and pedestal wash basin. Radiator and double glazed window.

Outside



Gardens wrap around the property, mainly laid to lawn with attractive shrubbery and planting to borders.

Garage & Off Road Parking



A private drive with attractive stone chippings provides ample off road parking space for several vehicles. There is a brick built garage with metal up and over door providing vehicle access.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Council Tax

East Riding of Yorkshire Council Tax Band B

Tenure

Tenure is Freehold

EPC

EPC 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 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 under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - O2/ Vodafone/ Three and EE all okay

Broadband - Basic 7 Mbps / Superfast 80 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property

whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

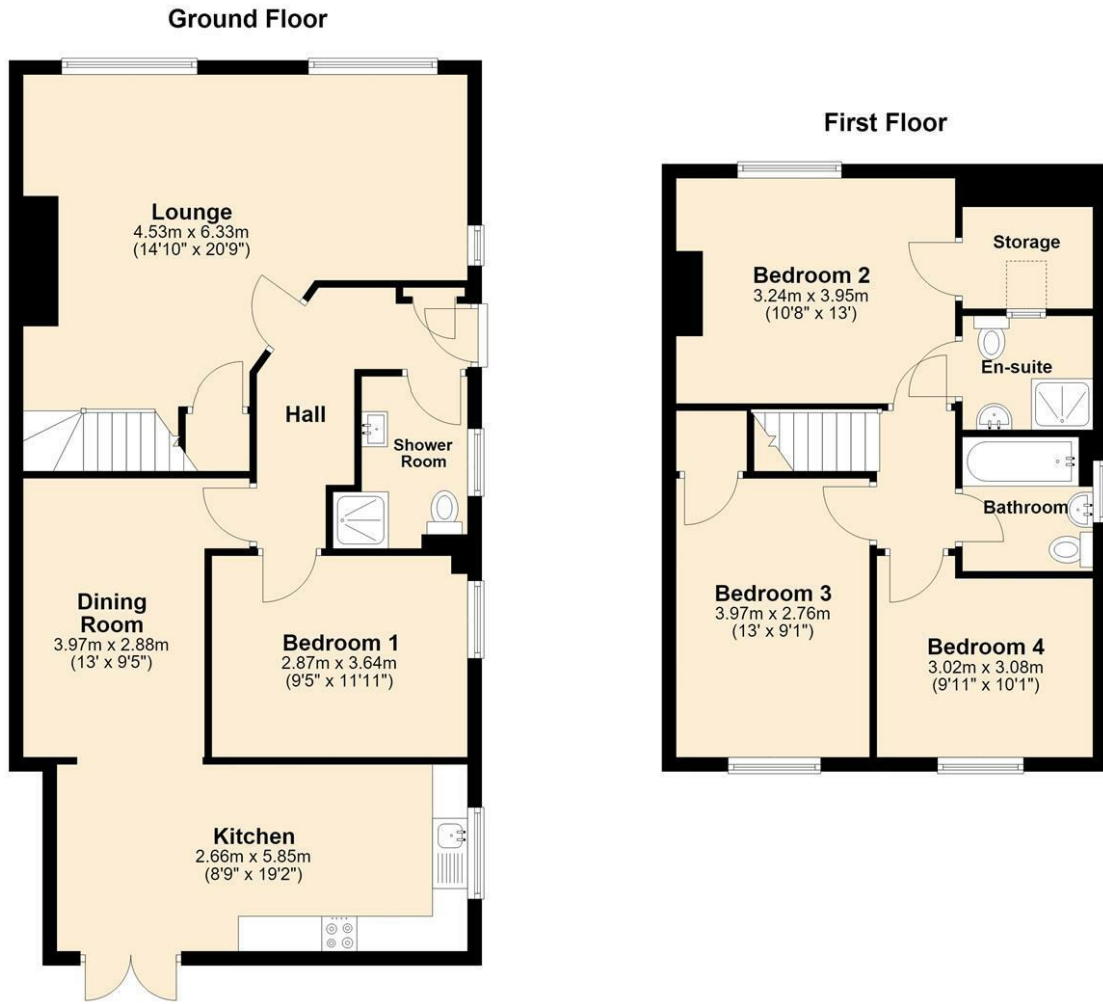
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering on a property

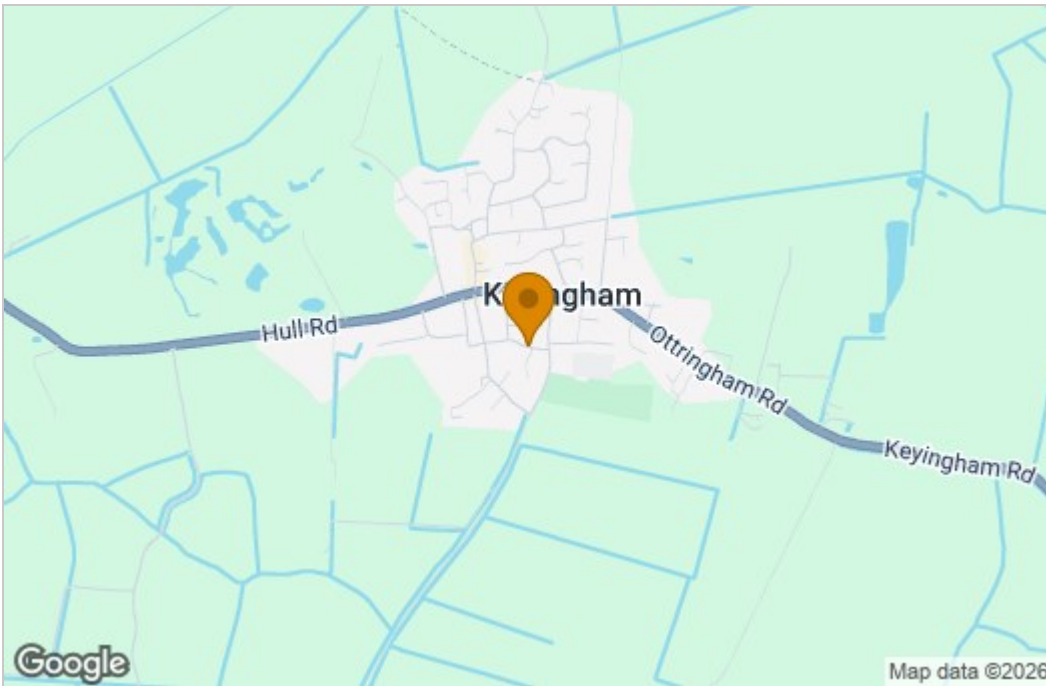
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

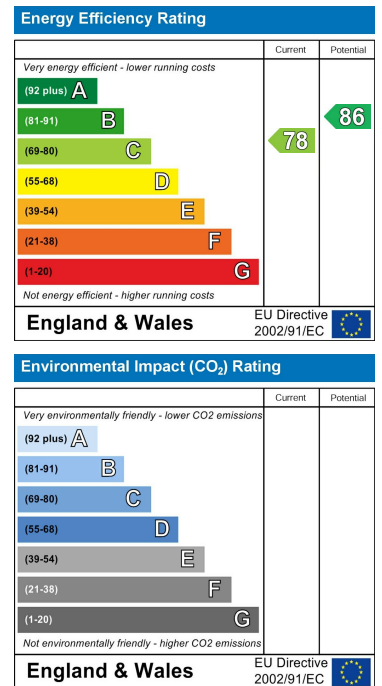
Floor Plan



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.