



**23 Yarborough Road
Keelby
DN41 8HX**

**Offers in the Region
Of £225,000**

Found within the heart of Keelby, is this gorgeous two bed semi-detached home, boasting two reception rooms, double garage and large gardens. The village itself is highly sought after, which comes as no surprise given the excellent road links, easy access to Humberside Airport and Habrough Train Station, range of local shops and public houses. There is also a good primary school, with the property also falling within the Caistor Grammar school catchment. The property also benefits from solar panels with battery storage which are owned and generate low cost electricity, 18 x 18ft garage, summerhouse and has the potential to develop the loft to accommodate a third bedroom (subject to the relevant planning) Internal viewing will reveal the entrance hallway, lounge, dining room, stylish kitchen and WC. To the first floor there are two double size bedrooms and a modern shower room. There is also potential, subject to survey and planning permission, to create a third bedroom in the loft. Externally there are large gardens to the front and rear, ample off road parking and detached double garage.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
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Lounge

9' 11" x 13' 5" (3.02m x 4.09m)

Benefitting from carpeted flooring, radiator, coving, modern decor and uPVC window to the front elevation.

Dining Room

12' 0" x 15' 11" (3.65m x 4.85m)

Adjacent to the lounge, this second reception room benefits from laminate flooring, coving, tasteful decor, radiator and uPVC window to the side elevation.

Kitchen

13' 4" x 15' 11" (4.06m x 4.85m)

This gorgeous kitchen, which is the heart of the home, boasts granite worktops, plenty of storage through base and wall mounted units, large island with storage, wooden beams to the ceiling, integral oven, hob with extractor above and uPVC window to the side elevation. There is also laminate flooring, access to a separate WC, bi-folding doors, neutral decor and vertical radiator.

Bedroom 1

9' 11" x 13' 5" (3.02m x 4.09m)

Briefly comprising of carpeted flooring, radiator, coving, neutral decor and uPVC window to the front elevation.

Bedroom 2

8' 9" x 12' 0" (2.66m x 3.65m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation. There is also a door which leads into the bathroom

Bathroom

7' 1" x 8' 1" (2.16m x 2.46m)

The spacious and modern bathroom suite comprises of a large walk in shower, WC, basin, aquaboarding to the walls, radiator and uPVC window to the side elevation.

Externally

Set back from Yarborough Road, this spacious semi detached home provides a long driveway which leads to a double garage, brick wall to the front and well manicured garden. The double garage which is approximately 18x18 has electric remote controlled roller doors, power and lighting. The rear has a decking area outside of the bi-folding doors, large lawn area, pond and a variety of flowers and plants. There are also solar panels with battery storage which are owned, which provide low cost electricity, Summer house and Greenhouse. Garage 18x18 with remote control roller doors.



Immingham 01469 564294

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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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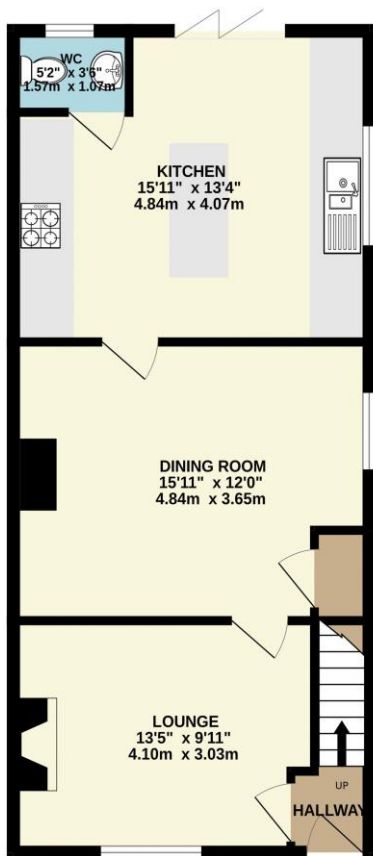
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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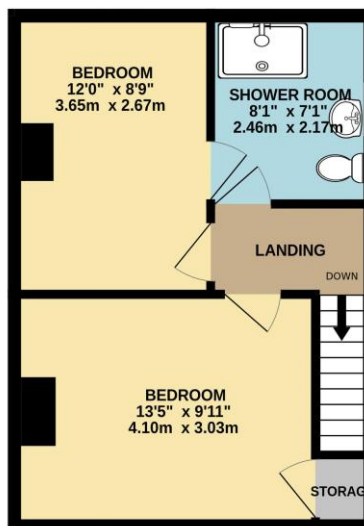




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | 90 | 92 |
| (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, Scotland & Wales | | EU Directive 2002/91/EC | |

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