



3 Ebor Manor

Keyingham, Hull, HU12 9SN

Offers over £140,000



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Ground Floor:

Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with staircase to first floor level and door through to:

Lounge

13'2" x 13'5" (4.02m x 4.11m)

A spacious room with UPVC double glazed square bay window to the front, under stairs store cupboard, carpet flooring and radiator. Double doors lead through to:

Dining Kitchen

16'4" x 9'6" (4.98m x 2.91m)

To the rear of the property with UPVC French doors and UPVC double glazed window. Modern kitchen fitted with a range of base and wall mounted units, laminated worksurfaces, space for freestanding cooker, fridge freezer and washing machine. With laminate flooring and radiator.

First Floor:

Central Landing

Providing access to all first floor rooms plus a storage cupboard.

Bedroom One

16'4" x 10'0" (4.98m x 3.05m)

A generous double bedroom to the front with two UPVC double glazed windows, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two

10'2" x 12'8" (3.10m x 3.88m)

Second double bedroom to the rear, with UPVC double glazed window and radiator.

House Bathroom

7'1" x 6'0" (2.16m x 1.84m)

A modern three-piece suite in white, comprising 'P' shaped bath with shower over, pedestal sink and low level WC. With chrome effect heated towel rail, tiling to splashback areas and UPVC double glazed window.

Externally

Outside to the front is a gravelled garden with fence to perimeters. To the rear is a block paved garden with rear gate and detached single garage. Parking available beyond rear gate. Fence to rear to be replaced prior to completion.

Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

Tel: 01482 322411



Road Map



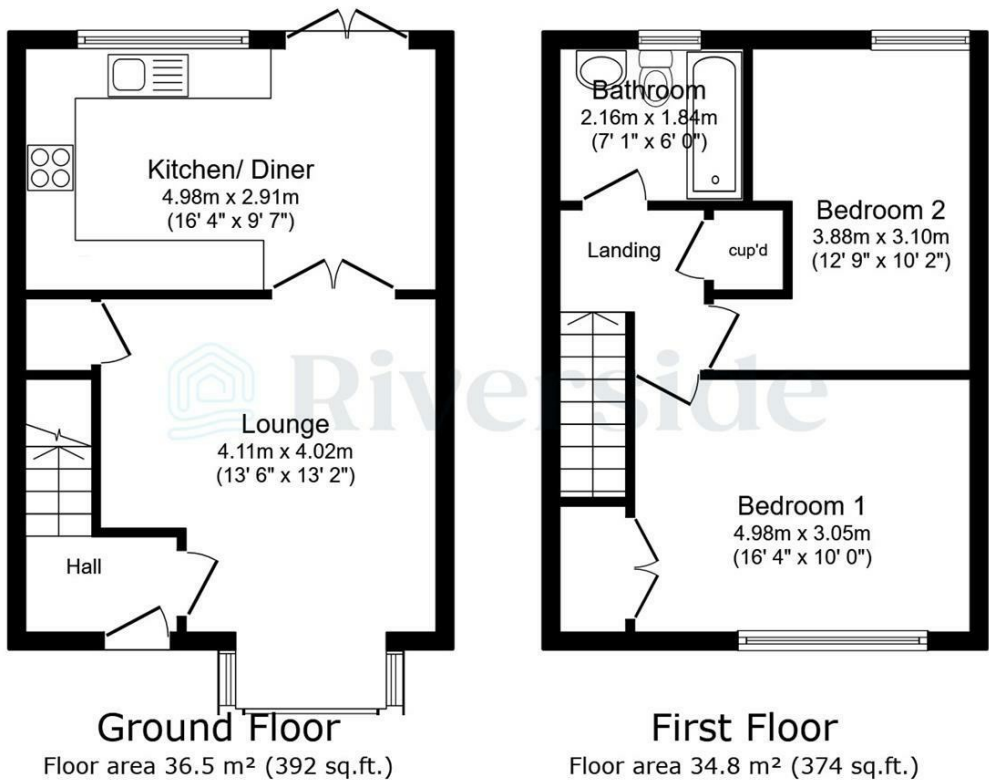
Hybrid Map



Terrain Map



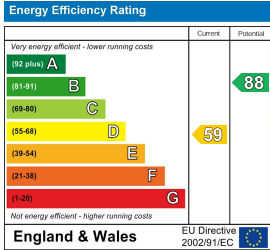
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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