

Whitakers

Estate Agents



The Trees Ottringham Road, Keyingham, HU12 9RX

£275,000

This stunning 3 bedroom detached TRUE bungalow really does need to be viewed to be fully appreciated!

Situated in the popular East Riding village of Keyingham, the property has been much improved and modernised by the current owners to offers spacious and flexible accommodation in true "move-in" condition!

Occupying a generous plot with front, side and rear gardens, the property briefly comprises; entrance hallway, spacious lounge, modern kitchen/dining/family room, 3 bedrooms (one being ensuite) and a stunning 4 piece family bathroom.

With ample off road parking to the front, double garage and lovely private gardens, the property also benefits from gas central heating uPVC glazing hence, internal inspection is strongly recommended!

Location: The popular village of Keyingham is located on the A1033, approximately 11 miles to the east of the city centre of Kingston-Upon-Hull and offers excellent transport links into the City and out to the East Coast. Offering an array of local shops, medical and leisure facilities, Keyingham is also approximately five miles from the market town of Hedon where a wide range of further amenities can be found.

The Accommodation Comprises

Entrance Hallway

Composite door into central entrance hallway providing access to all rooms, with laminate flooring and central heating radiator.

Lounge 13'10 x 15'1 (4.22m x 4.60m)

The spacious lounge features a uPVC bay window to front aspect, laminate flooring and two central heating radiators together with fire surround with inset electric fire.

Kitchen/Dining Room 22'2 x 12'6 (6.76m x 3.81m)

The stunning kitchen/dining room features an array of fitted white wall and base units with contrasting work surfaces and splashbacks. 4 ring NEFF halogen hob and extractor and NEFF mid level double oven. Composite sink with flexi mixer tap, integrated washing machine, fridge/freezer and wine fridge. Central heating radiator, laminate flooring throughout with ample space for a family dining table and separate seating area. There are two uPVC windows and entrance door to side aspect and further uPVC French doors into rear garden.

Bedroom One 9'3 x 12'5 (2.82m x 3.78m)

With uPVC window to side aspect, carpeted flooring, fitted wardrobes and central heating radiator

Bedroom Two 10'2 x 9'1 (3.10m x 2.77m)

With uPVC window to side aspect, carpeted flooring, fitted wardrobes, central heating radiator and internal door into.....

Ensuite

Shower cubicle with mains shower, low flush wc and vanity sink unit. Tiled walls, laminate tiled flooring, storage cupboard, heated towel rail and uPVC window to front aspect.

Bedroom Three 8'6 x 9' (2.59m x 2.74m)

With uPVC window to side aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Family Bathroom 8'2 x 12'4 (2.49m x 3.76m)

The amazing family bathroom features bath with mixer taps, double walk in shower with mains shower over and glazed screens, low flush wc and vanity hand wash basin. Laminate tiled flooring, wall panelling to water sensitive areas, two heated towel rails, ceiling spot lights and uPVC window to rear aspect.

Garage

The double garage is located at the front of the property with remote control roller door, electric supply and uPVC window and side entry door.

Outside



The front of the property is laid to aggregate giving ample off road parking and access to the garage. Gate access to both sides of the property leads to the rear and side gardens laid mainly to lawn with borders featuring a wide array of mature plants, shrubs and trees whilst perimeter fencing afford a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire Council

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/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

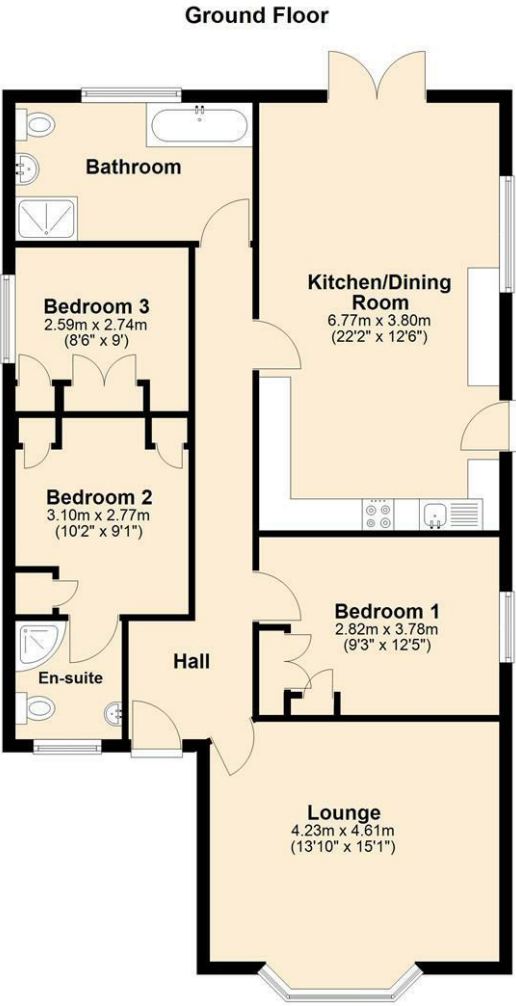
Coalfield or Mining Area - No

Planning - No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

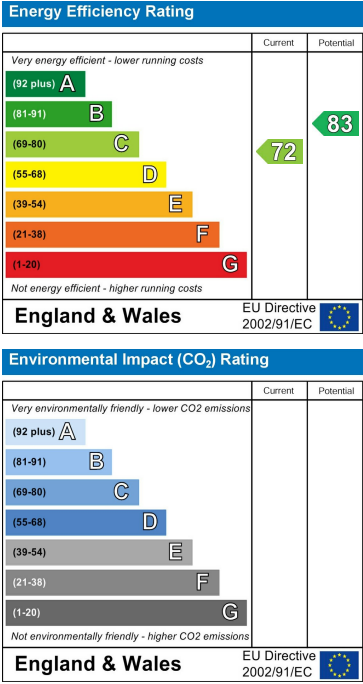
Floor Plan



Area Map



Energy Efficiency Graph



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