



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



43 Ebor Manor

£269,950

Keyingham, HU12 9SN



LOOKING FOR A PROPERTY WITH THE WOW FACTOR? CHECK THIS ONE OUT!

Having been comprehensively upgraded by the current owners to create this stunning show home property that is tastefully finished and oozes sophistication throughout and really must be viewed to be fully appreciated. With uPVC glazing, gas central heating throughout and with air conditioning in three of the bedrooms. The property comprises: entrance hall, ground floor WC, lounge with double doors creating an open play layout through to a beautiful kitchen diner across the rear of the property, to the first floor are four bedrooms, one ensuite and a family bathroom. Externally is a low maintenance landscaped garden along with a double garage and two car driveway for off street parking. Offering a great opportunity for any family looking to put down roots in this popular village, contact out office today to make an appointment to view.





Entrance Hall

A glazed uPVC door opens into the hallway with stairs rising to the first floor landing, with laminate flooring, radiator and access to the ground floor WC.

WC 5'10" x 4'3" (1.80 x 1.30)

Ground floor cloakroom with basin and WC, with space for shoes/coat storage and a uPVC window.

Lounge 12'5" x 15'5" (3.80 x 4.70)

Spacious living room, with a uPVC bow window to the front aspect, contemporary black and white fireplace housing a gas fire, laminate flooring and a radiator.

Kitchen Diner 10'9" x 26'2" (3.30 x 8.00)

Stunning open plan kitchen diner across the rear of the property fitted with a range of contemporary slate grey units with square edge stone worktops and matching up-stands and breakfast bar, 1.5 bowl sink and drainer with mixer tap, integrated fridge freezer, dishwasher and plumbing for a washing machine. Built-in electric oven and hob, two vertical grey radiators, laminate flooring, uPVC window to the rear, uPVC side entrance door, uPVC French doors to the rear garden and a set of internal double doors opening to the lounge for an open plan layout.

Landing

Stairs rise and turn onto a central landing with a side facing uPVC window and loft access.

Bedroom One 10'9" x 12'5" (3.30 x 3.80)

Ensuite double bedroom with a rear facing uPVC window, painted wooden flooring, radiator, air conditioning unit and a built-in cupboard housing the boiler.

Ensuite 7'8" x 3'3" (2.35 x 1.00)

Shower room fitted with a white three piece suite comprising of a shower cubicle with mains fed shower, pedestal basin and low level WC. Towel radiator, vinyl flooring and uPVC window.

Bedroom Two 10'9" x 10'2" (3.30 x 3.10)

Second double bedroom with a rear facing uPVC window, radiator and air conditioning unit.

Bedroom Three 11'9" x 7'8" (3.60 x 2.35)

Third double bedroom with a front facing uPVC window, radiator and air conditioning unit.

Bedroom Four 8'6" x 7'6" (2.60 x 2.30)

Good size single bedroom with a front facing uPVC window and radiator.

Bathroom 5'6" x 10'4" (1.70 x 3.15)

Modern four piece bathroom suite comprising of a bath with central taps, quadrant shower cubicle with a mains fed shower unit, vanity basin and WC. Fully tiled walls with tiled flooring, towel radiator and an obscured glass uPVC window.

Garden & Garage

To the front of the property is an open aspect laid to lawn garden with a gravelled and paved pathway leading to the front entrance door. To the rear is a fully enclosed garden, landscaped with a decked seating area, section of lawn, gravelled borders and raised sleeper plant bed, steps drop down to a sunken paved patio area. A gate opens through to the driveway at the rear providing off street parking for two cars along with vehicular access into a brick built double garage with personal door to the garden.

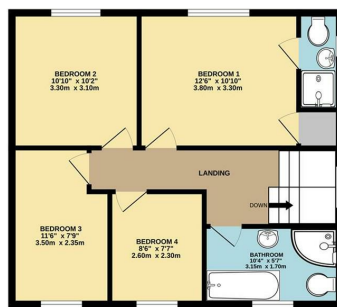
Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Three bedrooms also have air conditioning units. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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. Made with Lettpro 12/24



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(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	

Council tax band D.

Services include mains gas, electric and drainage connections.

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/give any representation or warranty in respect of the property.

