



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Tudor Cottage 8 Main Street

Asking Price £149,950

Keyingham, HU12 9RD



Quaint two bedroom detached cottage nestled in the heart of this popular village, this traditional property has recently undergone a comprehensive programme of modernisation. The accommodation comprises: newly fitted kitchen with central island, integrated appliances and open plan lounge across the front, stairwell, two first floor double bedrooms and newly fitted bathroom, outside is a private side driveway and south facing paved courtyard garden to the rear.





**Hallway**

Entrance to rear of the property through uPVC door into tiled hall with two ceiling spot lights.

**Kitchen Area 11'1" x 6'1" (3.39 x 1.86)**

Tiled kitchen area with stainless steel 1.5 sink with drainer, tiled splashback, range of white gloss base units, uPVC window and 4 ceiling spot lights.

**Open Plan Kitchen/Lounge 21'10" x 11'3" (6.68 x 3.43)**

Spacious and airy open plan kitchen/lounge area with central kitchen island and integrated gas hob, ceiling mounted extractor and built in oven. Offering a generous storage in white gloss base and wall units, tiled splashback, uPVC window and central heating radiator. Kitchen opens to large and comfortable sitting area with uPVC window and central heating radiator.

**Utility 4'9" x 6'3" (1.46 x 1.92)**

Tiled throughout utility room houses boiler, plumbing for washing machine, two ceiling spot lights, uPVC window.

**Bedroom 1 11'1" x 11'6" (3.38 x 3.51)**

Large double bedroom to front aspect providing access to the loft, 4 ceiling spot lights, radiator and uPVC window.

**Bedroom 2 10'7" x 11'5" (3.25 x 3.48)**

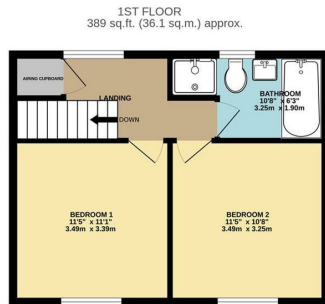
Second large bedroom to front aspect with 4 ceiling spot lights, radiator and uPVC window.

**Bathroom 10'11" x 6'3" (3.33 x 1.91)**

Modern bathroom tiled throughout comprising uPVC window with obscured glass, 3 piece white bathroom suite: bath with shower and feature tile wall, vanity unit hand wash basin, low level WC, upright wall mounted radiator, separate shower cubicle with modern mains fed shower, feature tile wall and ceiling spotlight.

**Garden**

To the side of the property is a private gravelled driveway providing off street parking, leading on from this to the rear is a part gravelled, part paved south facing courtyard garden with low walled boundary and entrance to the property.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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.  
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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

Council Tax Band B.

The property is connected to mains gas and drainage.

From our office head out of Withernsea south on the A1033, through the villages of Patrington and Ottringham and into Keyingham. The property is located on the left hand side.

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.

