



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



22 Eastfield Road

Reduced To £155,000

Keyingham, HU12 9RY



4 BEDROOM SEMI- DETACHED BUNGALOW WITH NO CHAIN!

Looking for an ideal family home in the heart of a popular village? This property enjoys a large corner plot benefitting from a private driveway at the rear that offers off street parking for multiple cars, having been finished to a high standard throughout and offered to the market with no chain involved, ready for a new owner to move straight into. Offering a deceptive amount of living space and being ideal for a family looking to put down roots in this well regarded village. The accommodation comprises: gloss fitted kitchen, lounge, two ground floor bedrooms, contemporary bathroom and two bedrooms to the first floor. Externally is an enclosed garden to the rear leading from the driveway and wrap around front gardens screened by a mature hedge for privacy and offering potential for a side extension if desired (subject to consents). Call us today to arrange a viewing to see all that this property has to offer.





Kitchen 12'1" x 8'10" (3.7m x 2.7m)

The back entrance to the property opens into a modern style kitchen with units fitted throughout, electric hob, built in oven, extractor fan and fridge, sink with mixer tap and upvc windows.

Lounge 14'1" x 13'9" (4.3m x 4.2m)

The lounge is situated at the front of the property with laminate flooring all the way through, a fire place, upvc windows and a door allowing access to the hallway and stairs to the first floor.

Bathroom 6'2" x 5'6" (1.9m x 1.7m)

This bathroom is tiled throughout with a white three piece suite comprising of toilet, sink and bath with electric shower.

Bedroom 1 12'2" x 11'10" (3.71m x 3.61m)

The master bedroom is situated on the first floor of the property and benefits from two sky lights allowing natural light into the room, fitted wardrobes and carpet throughout.

Bedroom 2 12'6" x 6'11" (3.81m x 2.11m)

An additional upstairs bedroom has carpet throughout, sky lights which allow lots of natural light and a wooden door.

Bedroom 3 14'1" x 10'6" (4.29m x 3.20m)

Bedroom 3 has carpet throughout, upvc window, under stairs cupboard and central heating radiator.

Bedroom 4 9'10" x 6'10" (3.00m x 2.08m)

This bedroom has carpet laid, a upvc window and a built in cupboard/ wardrobe.

Garden

The garden is mainly laid to lawn and wraps around the property. A garden shed and decking area has been erected to the rear. There is gravelled off road parking area for multiple cars.

Parking - There is off road parking for multiple cars with this property.

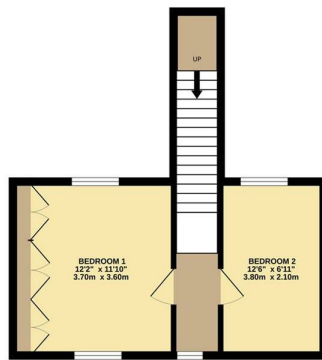
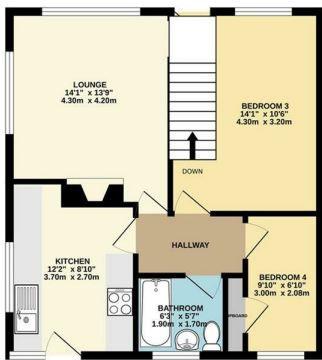
Mobile and Broadband - we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Heating - heating and hot water is via a gas combi boiler.

AGENT NOTES

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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 errors, omissions or mis-statements. 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) A			86
(81-91) B		73	
(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 A

Coming from Withernsea on the A1033 you enter the village of Keyingham, go past the car wash on your left hand side, take a right onto Eastfield Road. The property is located on the right hand side on the corner of Broadacres.

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

