



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



9 Albemarle Road

Guide Price £180,000

Keyingham, HU12 9TE



Inviting offers between £180,000 - £185,000

Extended four bedroom semi-detached family home with planning permission granted for an additional two storey rear extension and dormer loft conversion to provide even more living space if desired! Finished to a high standard throughout with a modern kitchen and bathroom, and with two reception rooms providing plenty of space for a growing family's needs. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, fitted kitchen, lounge, open plan dining room and utility room, to the first floor are four good size bedrooms, bathroom and access to a boarded loft space. Outside the property offers plenty of off street parking, with an enclosed garden at the rear housing a converted garage for additional storage space. Offering the ideal opportunity for any family looking to take the next step up the property ladder in this well regarded village, call our office today to arrange an appointment to view!





Hallway 7'4" x 6'10" (2.25 x 2.10)

A uPVC glazed door opens into the hallway with stairs leading to the first floor landing with storage space below and laminate flooring.

Lounge 13'5" x 11'11" (4.10 x 3.65)

Good size living room, open plan to the rear dining room, with a uPVC window to the front aspect, fireplace housing space for a gas fire and radiator.

Dining Room 16'4" x 7'2" min (5.00 x 2.20 min)

Rear dining room extension with uPVC doors opening out onto the garden, access through to the kitchen, radiator and a stone clad feature wall.

Kitchen 11'5" x 9'10" max (3.50 x 3.00 max)

Modern white gloss fitted kitchen with black worktops, integrated dishwasher and fridge, with tiled splash backs, a 1.5 bowl stainless steel sink and drainer, built-in electric oven and gas hob with extraction hood, vinyl flooring and a uPVC window and door to the rear utility.

Utility 7'10" x 9'2" (2.40 x 2.80)

Useful utility room also doubling up as a rear entrance porch with access out onto the garden, fitted with worktops housing a sink and drainer unit along with having plumbing for a washing machine, dryer and with space for a vertical fridge and freezer.

Landing

Stairs lead onto the landing with a side facing uPVC window and with access to a boarded off loft space with window and housing the gas combi-boiler.

Bedroom One 11'1" x 10'2" (3.40 x 3.10)

Double bedroom with a uPVC front facing window and radiator.

Bedroom Two 8'10" x 10'9" (2.70 x 3.30)

Double bedroom with a uPVC window to the rear and radiator. Access leads through to bedroom 3.

Bedroom Three 9'10" x 7'2" (3.00 x 2.20)

With a uPVC rear window and radiator.

Bedroom Four 7'10" x 8'10" (2.40 x 2.70)

With a uPVC window to the front aspect and radiator.

Bathroom 5'4" x 7'10" (1.65 x 2.40)

Family bathroom fitted with a three piece suite comprising of a shower bath with electric shower, vanity basin and WC. With tiled walls and tiled flooring, radiator and uPVC window.

Garden & Garage

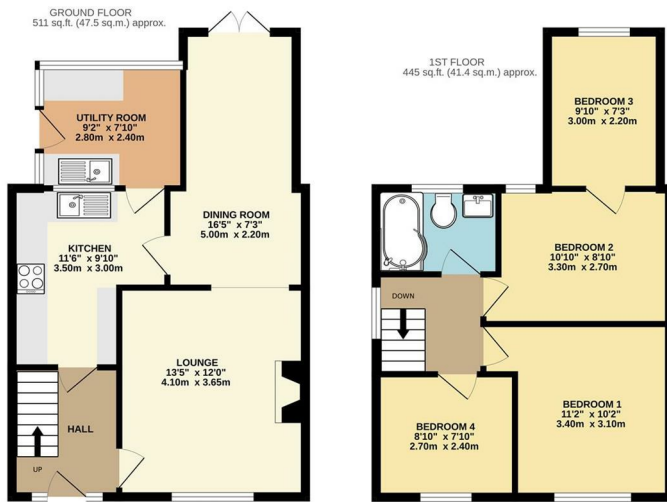
To the front of the property is a hard standing and gravelled front garden providing off street parking, a gated side driveway leads through to the rear where there is a hard standing and laid to lawn enclosed garden, seated within the rear garden is a converted garage with power supplied and French doors, along with a wooden shed beside this, providing ample external storage space.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

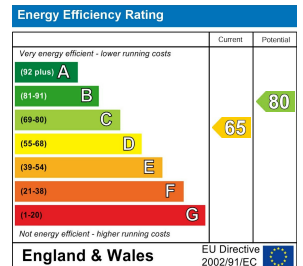
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property has planning permission granted for a two storey rear extension with the plans available to view on the East Riding Council website under the planning application reference: 23/01366/PLF



Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

The property is connected to mains drainage and mains gas.

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.

