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2 Albemarle Road, Keyingham, Hull, HU12 9TE

- Link Detached Chalet Bungalow
- Three Well Proportioned Bedrooms Plus Bedroom Four/Study
- Generous Size Rear Facing Lounge with Dining Area
- Corner Plot Position with Gardens to Three Sides
- Gas Central Heating System and Property Double Glazing
- Well Presented Deceptive Accommodation
- Four Piece Bathroom Suite
- Kitchen with Space For Appliances and Modern Central Heating Boiler
- Driveway access to Garage
- No Forward Chain

Offers In The Region Of £210,000



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2 Albemarle Road, Keyingham, Hull, HU12 9TE

Nestled on the charming Albemarle Road in the quaint village of Keyingham, Hull, this delightful property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The single reception room provides a warm and inviting area for relaxation and social gatherings, making it a wonderful space to entertain guests or enjoy quiet evenings. The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a welcoming atmosphere throughout. Keyingham is a lovely village that boasts a strong sense of community, with local amenities and transport links nearby, making it easy to access the vibrant city of Hull and its many attractions. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. In summary, this residence on Albemarle Road is a charming option for anyone seeking a comfortable home in a friendly village setting. With its three bedrooms and inviting reception room, it is sure to appeal to a variety of buyers or renters looking for their next abode.

Location

Located in the East Yorkshire village of Keyingham within easy reach of the main street for local shopping, takeaways and doctors surgeries and a short walk from the Primary School and playing field. With public transport links between Hull and the East Coast.

Side Entrance Hall

Main side entrance door leads into the welcoming hallway. Open tread stairs lead off to the first floor accommodation. Skirting radiator. Access into rooms off.

Bedroom Four/Study

9'8" x 5'5" (2.971m x 1.670m)

Window to the front elevation. Skirting radiator.

Bedroom One

11'7" x 11'10" to back of wardrobes (3.544m x 3.608m to back of wardrobes)

Window to the front elevation. Range of wardrobes, Skirting radiator.

Bathroom with Shower

9'0" x 5'4" (2.755m x 1.635m)

Fitted with a four piece suite of bath, bidet, WC and separate shower cubicle. Tiling to the walls. Window to the side elevation. Extractor fan. Radiator.

Lounge Area

11'10" x 15'10" (3.628m x 4.842m)

Feature fire surround with coal effect electric fire. French doors to the rear garden area. Skirting radiator. Open plan access into:

Dining Area

9'9" x 8'4" (2.973m x 2.560m)

Window to the rear elevation. Skirting radiator. Access into:

Kitchen

9'8" x 10'0" (2.958m x 3.061m)

Fitted with a matching range of base and wall units with contrasting work surfaces with single drainer sink unit over. Part tiled walls. Space for appliances. Wall mounted gas fired central heating boiler. Window to the side elevation with adjoining side entrance door.

First Floor

Access to rooms off.

Bedroom Two

10'8" x 14'6" (3.264m x 4.440m)

Window to the front elevation. Skirting radiator. Sloping ceiling profiles. Eves storage.

Bedroom Three

7'5" extends to 10'7" x 15'11" (2.278m extends to 3.246m x 4.867m)

Window to the rear elevation. Wardrobes. Radiator. Sloping ceiling profiles.

Garage

8'1" x 15'9" (2.466m x 4.811m)

With up and over door. Rear pedestrian access door with adjoining window. Light and power.

Outside

The property occupies a pleasant corner plot position and has garden areas to the front, side and rear. A side driveway provides off road parking and access to the single garage.



Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is D (64).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number KEY001002000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

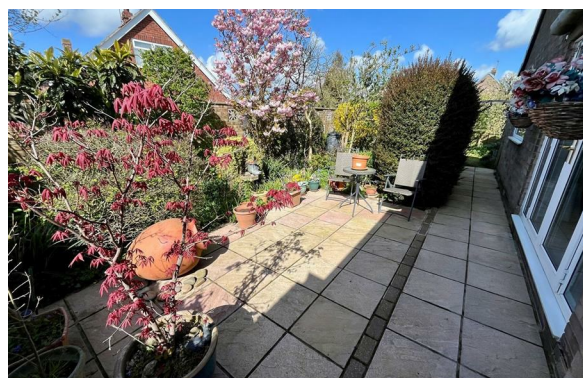
Agents Note

This property is being sold subject to probate.

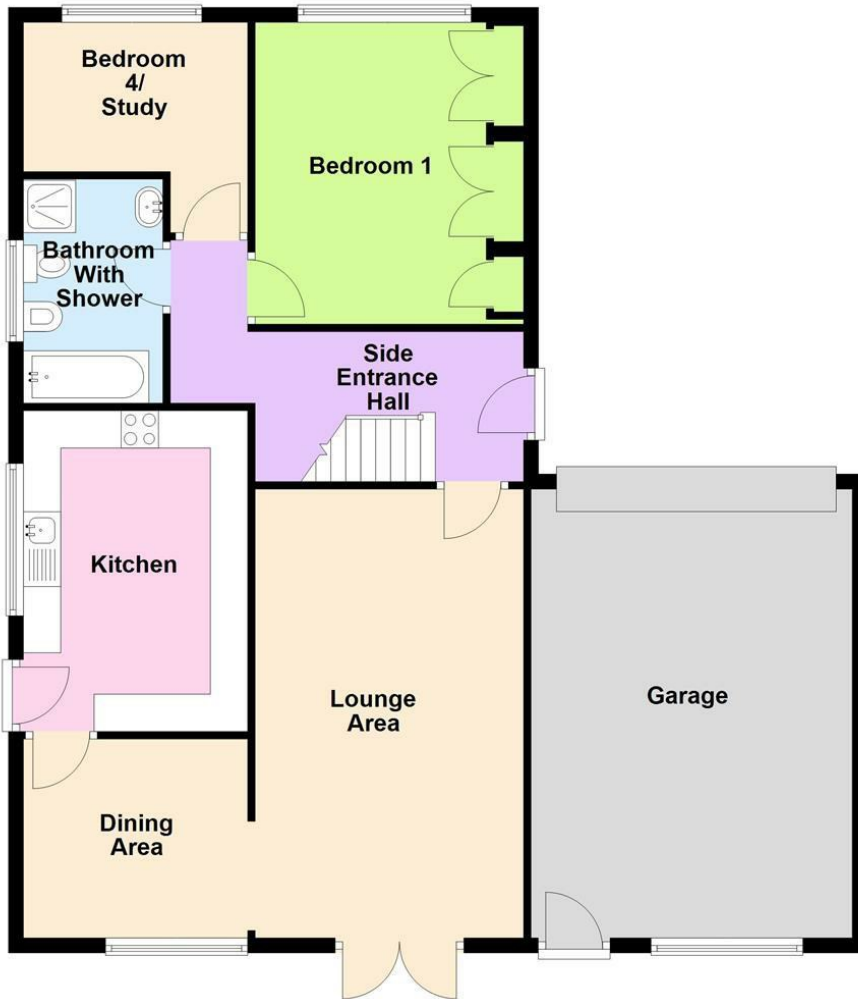
Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

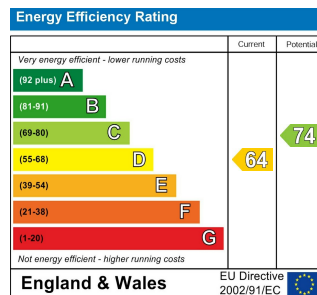
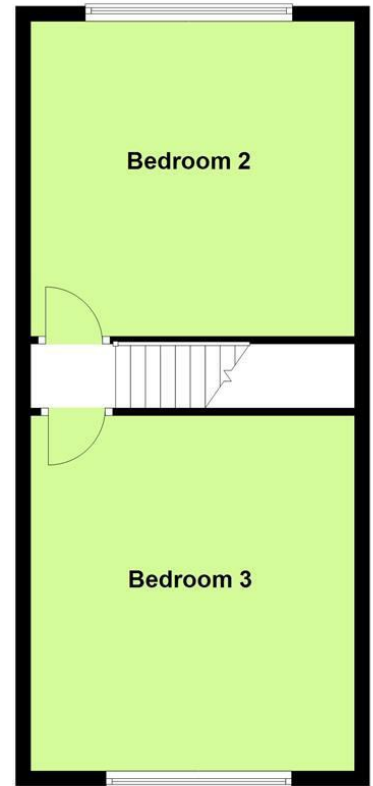
*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Ground Floor



First Floor



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.