

Whitakers

Estate Agents



1 Russell Drive, Keyingham, HU12 9RU

£185,000

This Superb SEMI DETACHED DORMER BUNGALOW enjoys a sizeable corner plot with gated access to the driveway and garage. The property has been loved by the same owner for a number of years and comes to market with NO ONWARD CHAIN.

The well proportioned accommodation includes: FOUR good size BEDROOMS offering versatile sleeping arrangements with bedrooms Three & Four being on the Ground floor.

There is a family BATHROOM, majority-tiled and includes a bath, basin and WC.

The traditional kitchen adjoins the DINING AREA and CONSERVATORY, creating a wonderful space for entertaining family & friends. The LIVING room is bright and spacious with a large window to the front elevation, open to the dining area.

Outside there is a GARAGE and DRIVEWAY with ample OFF ROAD PARKING space. The rear GARDENS wrap around the property with a lawn and paved patio, ideal for dining "al fresco"

Set in the village of Keyingham and occupying a desirable plot in a welcoming, well-connected village that effortlessly combines rural appeal with everyday practicality. Residents enjoy a choice of shops, takeaways, pubs, and essential services, plus Keyingham Primary School within walking distance. Regular bus routes connect the village with Hull and nearby coastal destinations. For rail journeys, Hull station is approximately 10 miles away .

Do not delay, arrange your viewing on this family home today!

Accommodation Comprising

Entrance & Hallway

A double glazed door opens to welcome you in to view the accommodation on offer with stairs to the first floor and doors to ...

Through Lounge to Dining Area



A sizeable through lounge with feature fireplace and open to the dining area, a lovely relaxing room, perfect for families to gather. Double glazed window and two radiators.

Lounge



Lounge Feature



Dining Area



Kitchen



A traditional kitchen with a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Stainless steel sink with shower tap and drainer. Plumbed for automatic washing machine and space for fridge/ freezer & slot in cooker. Double glazed window and tiled floor.

Conservatory



A useful addition to the property with double glazed windows enjoying views over the gardens. Tiled floor and double glazed door providing access to the garden.

Bedroom One



A double bedroom with built in wardrobes. Velux window and radiator.

Bedroom Two



A double bedroom with a range of built in wardrobes. Double glazed window and radiator.

Ground Floor Bedroom Three



A single bedroom with double glazed window and radiator.

Ground Floor Bedroom Four



A double bedroom with a range of built in wardrobes. Double glazed window and radiator.

Family Bathroom



With three piece suite to include: panelled bath, pedestal wash basin and low level W.C. Double glazed window and radiator.

Gardens



Gardens to front, side and rear with a lawn, decorative plantings and paved patio area, ideal for dining "al fresco"

Garage & Drive



Gated access to the driveway and garage.

Patio

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

TBC

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 Good/ Three/ EE & Vodafone okay

Broadband - Basic 18 Mbps/ Superfast 80 Mbps/ Ultrafast 1000 Mbps

Coastal Erosion - No

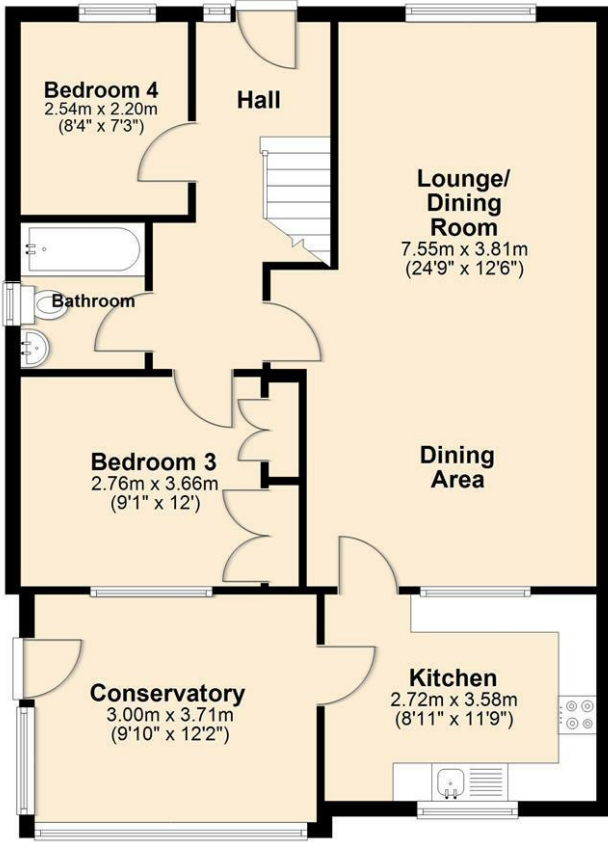
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

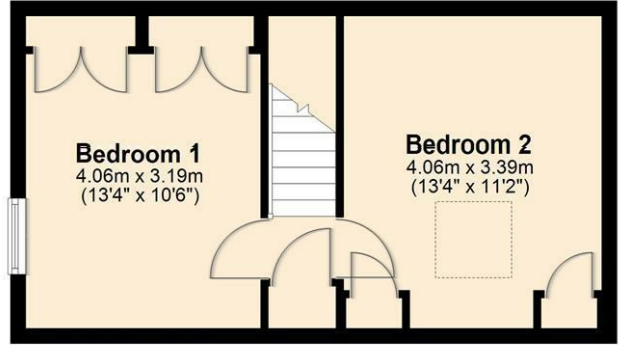
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Floor Plan

Ground Floor

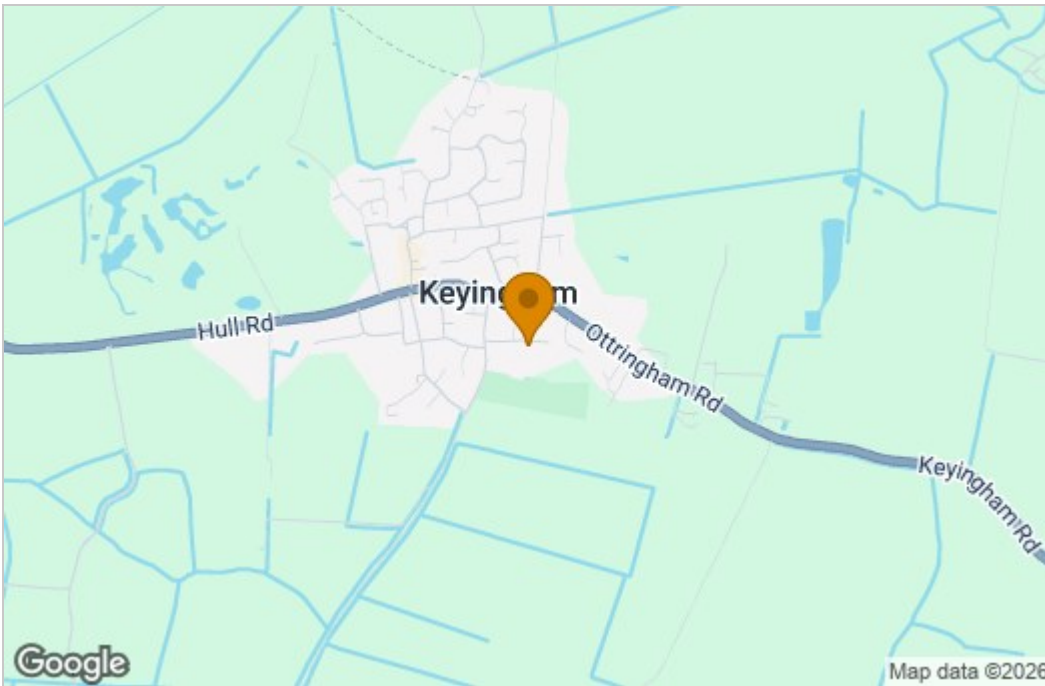


First Floor

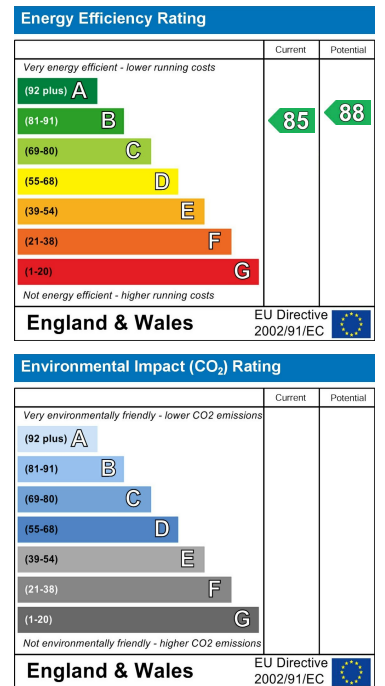


Total area: approx. 109.7 sq. metres (1180.5 sq. feet)

Area Map



Energy Efficiency Graph



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