

Whitakers

Estate Agents



10 Kelsey Drive, HU12 9TF

£198,500

THIS OUTSTANDING 4 BEDROOM SEMI-DETACHED DORMER BUNGALOW REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

Having been lovingly modernised and renovated throughout by the current owner to include recently installed garage (Oct 25), central heating boiler (Dec 25) and new roofing to the dormer together with a luxurious first floor shower room, this spacious and versatile family home is available to purchase in true "move-in" condition!

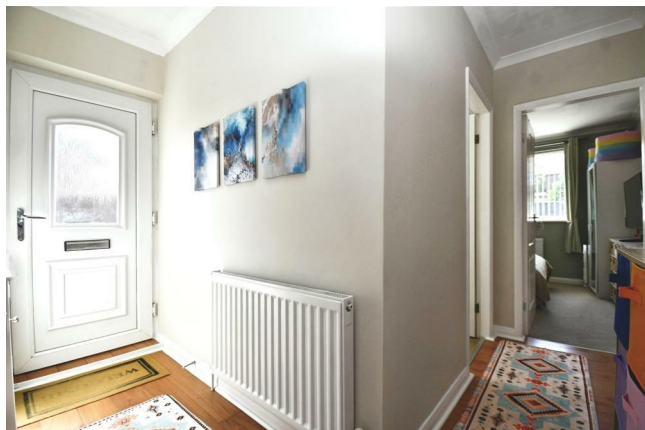
Situated at the foot of a peaceful cul-de-sac in the ever popular East Riding village of Keyingham, close to local shops and amenities as well as highly regarded schools, the property also benefits from excellent transport links into the City of Hull and out to the East Coast.

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, spacious lounge, breakfast kitchen, 2 bedrooms and a family bathroom to the ground floor whilst to the first floor there are two double bedrooms and a luxurious shower room with walk in shower.

Having the additional benefit of front and rear gardens and a private side driveway leading to the recently constructed garage, together with gas central heating and uPVC double glazing throughout, internal inspection is highly recommended to fully appreciate the scale and standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



uPVC side entrance doorway into spacious hallway with laminate flooring and central heating radiator.

Bedroom Four 9'10 x 8'4 (3.00m x 2.54m)



With uPVC window to front aspect, carpeted flooring and central heating radiator.

Lounge 16'11 x 12'3 (5.16m x 3.73m)



Spacious lounge with uPVC window to front aspect, carpeted flooring, central heating radiator and open plan staircase to first floor.

Kitchen/Breakfast Room 12'11 x 6'7 (3.94m x 2.01m)



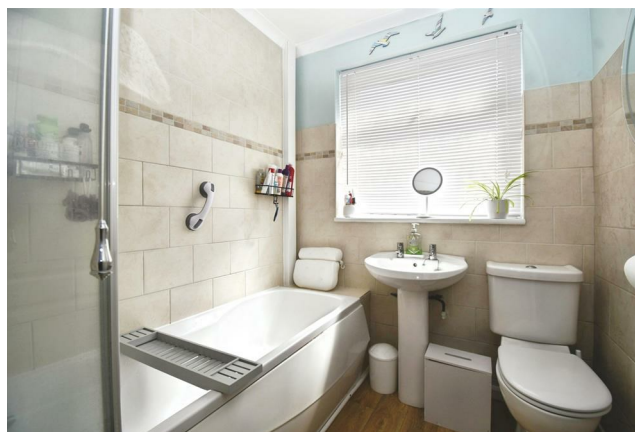
With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below and stainless steel sink drainer. Plumbing for under counter automatic washing machine and drier, breakfast bar, laminate flooring, central heating radiator and uPVC Patio doors into rear garden.

Bedroom Three 9'10 x 10'11 (3.00m x 3.33m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 6'3 x 6'2 (1.91m x 1.88m)

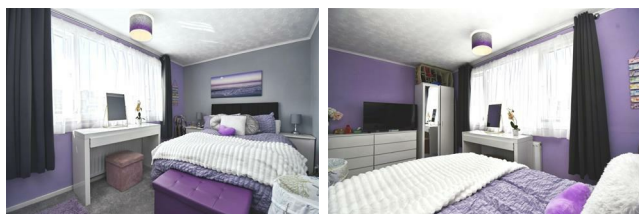


Panel bath with dual head mains shower over and fitted screen, low flush wc and pedestal hand wash basin. Chrome ladder style heated towel rail majority tiled walls, vinyl flooring, ceiling spot lights and uPVC window to side aspect.

First Floor Landing

Stairs from lounge to first floor rooms.

Bedroom One 8'3 x 13'6 (2.51m x 4.11m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Two 14'1 x 6'9 (4.29m x 2.06m)



With uPVC window to side aspect, carpeted flooring, built in storage cupboard and central heating radiator.

Shower Room 11'6 x 5'10 (3.51m x 1.78m)



Luxurious shower room comprising walk in shower with dual head mains shower and glazed screen, low flush wc and hand wash basin housed in vanity unit. Chrome ladder style heated towel rail, tiled walls, laminate tiled flooring and Velux window to front aspect.

Outside



The front of the property is mainly laid to lawn with decorative aggregate and private side driveway which provides ample off road parking and double gates which lead to the recently installed garage. The spacious rear garden is also laid mainly to lawn with paved patio seating area, timber fencing and gate access to the side of the property.

Garage



Erected in October 2025, the detached garage features an up and over door, internal door and window into garden and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

EPC

EPC rating D

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 sales 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/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 21 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No
Planning - No

must be conducted via Whitakers Estate Agents Limited.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

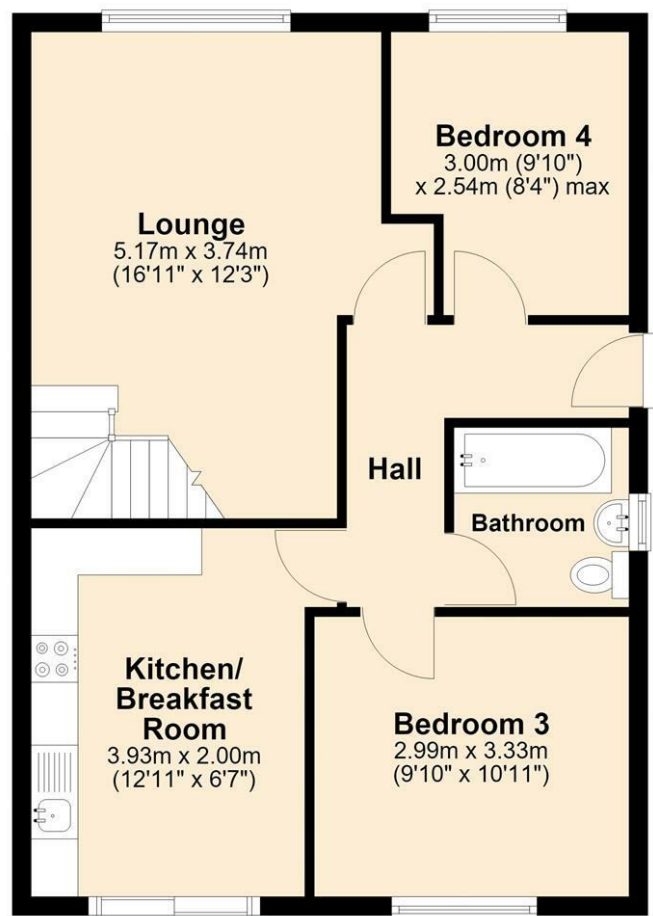
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

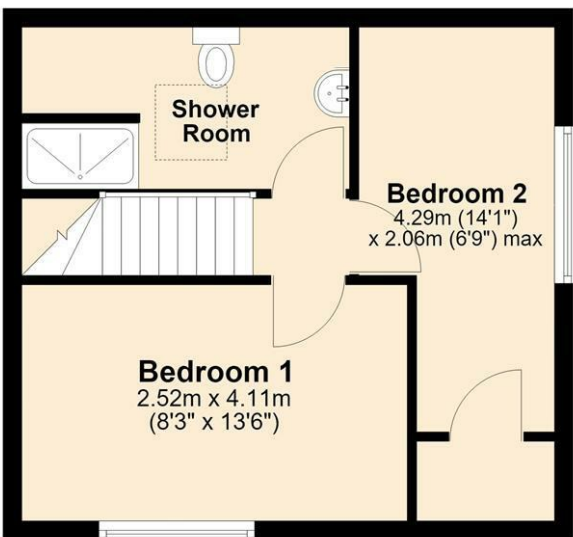
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations

Floor Plan

Ground Floor



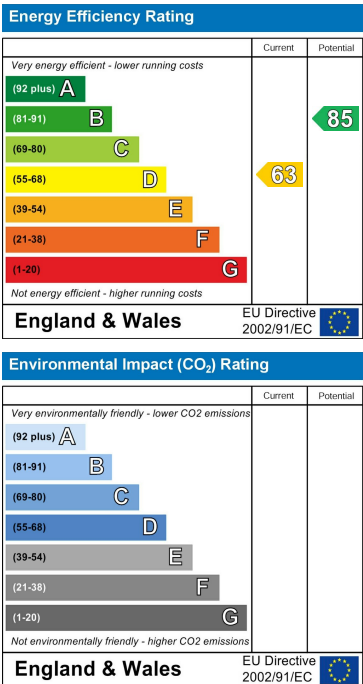
First Floor



Area Map



Energy Efficiency Graph



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