



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Ben Rhydding Ottringham Road

Asking Price £200,000

Keyingham Hull, HU12 9RX



A detached bungalow offered to the market with vacant possession and no chain involved, providing an exciting opportunity for a purchaser looking for a property they can update and finish to their own tastes. Requiring modernisation throughout, this is a home where some vision will be needed, but the generous proportions and flexible layout provide an excellent foundation from which to create something to suit your own requirements.

The accommodation provides three good size bedrooms together with a comfortable reception room, offering straightforward single-level living with plenty of scope for improvement. The central shower room serves the bedrooms, while the kitchen is positioned to the rear and benefits from a useful walk-in pantry style cupboard together with a further storage cupboard.

Set back from the roadside behind a lawned front garden, the property also benefits from a side driveway, a freestanding shed/garage and wraparound garden areas.

Whether you're looking for a renovation project, a bungalow to make your own or an opportunity to add value through improvement, the space, layout and position offer plenty of potential for the right purchaser.





The property is set back from the roadside behind a lawned front garden, with a driveway running along the side providing parking and access to the property. The garden continues around the property, with a smaller garden area to the rear and a freestanding shed/garage providing useful external storage. Entering through the front entrance door, an internal porch leads into the central hallway, providing access to the accommodation. The three bedrooms are positioned around the property, providing good size sleeping accommodation, while the central shower room serves the home. The reception room features a fireplace and leads through into the kitchen at the rear of the property. The kitchen benefits from a useful walk-in pantry style cupboard together with a further storage cupboard, while a door leads directly onto the side driveway. Electric heating is currently installed throughout the property.

The bungalow now requires updating and modernisation, but offers a good base from which a purchaser can create a home to their own tastes and potentially add value through improvement.

Hallway

Lounge 11'11" x 11'11" (3.65 x 3.65)

Kitchen 8'0" x 7'10" (2.45 x 2.40)

Pantry 4'11" x 4'9" (1.50 x 1.46)

Bathroom 8'0" x 6'4" (2.45 x 1.95)

Bedroom 1 11'11" x 11'11" (3.65 x 3.65)

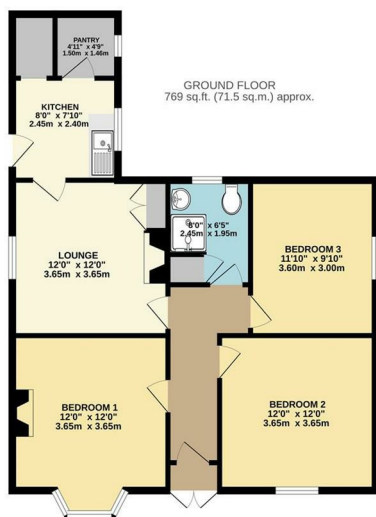
Bedroom 2 11'11" x 11'11" (3.65 x 3.65)

Bedroom 3 11'9" x 9'10" (3.60 x 3.00)

Off Street parking is via the driveway and

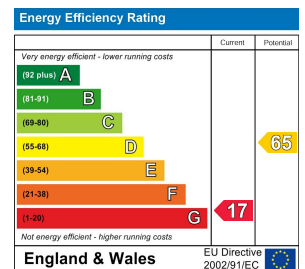
garage.

We understand mobile and broadband (full fibre) are available. For more information on providers, predictive speeds and best mobile provider coverage, please visit Ofcom checker. Heating and hot water are supplied via coal fire. Council Tax Band C.



Energy Efficiency Graph

Tenure: Freehold



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.

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