

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Masiter Road, Keyingham, HU12

£279,000

- Full UPVC Double Glazing CH
- Large Gardens
- Three Double Bedrooms
- Detached Family Home
- Peaceful Village Location
- Detached Garage
- Modern Decor

Frank Hill & Son are pleased to offer to the market this recently renovated Three Bedroom Detached house located in the sought-after village of Keyingham. The accommodation on offer is ideal for a family home and is laid out over two floors this property comprises: an entrance hallway, open plan kitchen diner, cosy lounge to the rear with porch out to the garden, separate dining room, downstairs modern-victorian style bathroom, three bedrooms (master with an ensuite) and a further three piece bathroom on the second floor. Outside, the property enjoys a well enclosed beautiful wrap around garden surrounding the full perimeter. Along with a private side pebbled driveway. An external storage room fitted with electrical sockets forms part of the recent extension. A new garage and parking for multiple cars. Full UPVC double glazed windows throughout the property, newly laid dark wood laminate flooring covering the ground floor and fresh cream carpets along the first floor.

This property is the ideal location with multiple local amenities such as shops and good schools. Transport links are available to nearby towns, Withernsea, Hedon and The City of Hull.



18 Market Place, Patrington, Hull HU12 ORB
Email • auctions@frankhillandson.co.uk
Website • <https://www.frankhillandson.co.uk/>
Telephone • 01964630531 Fax • 01964 631203



Lounge

3.8m x 4.9m Spacious lounge room with UPVC windows overlooking side garden providing plenty of natural lighting. Newly laid dark wood laminate flooring, electric fire with surround and conservatory leading out onto the front garden.

Kitchen Diner

3.3m x 2.6m Open plan Kitchen Diner with double wooden doors to the lounge. Diner neutrally decorated with dark wood laminate flooring and UPVC window overlooking garden allowing lots of natural light.

Kitchen

2.40m x 3.70m (7' 10" x 12' 2") Modern style kitchen with base and wall units, partially tiled walls, plumbing for washer, integrated electric oven, space for fridge freezer, extractor fan and sink. Full dark wood laminate flooring through out the kitchen and diner.

Second Reception Room

2.80m x 2.80m (9' 2" x 9' 2") Neutrally decorated dining room with UPVC windows overlooking the garden. Full dark wood laminate flooring throughout. Currently laid out as a dining room but can be used for other purposes.

Downstairs Bathroom

2.80m x 2.20m (9' 2" x 7' 3") Modern/ Victorian style bathroom fitted with a walk in rainfall shower, whb shaving points, wc, heated towel rail, extractor fan and full lino flooring. Storage cupboard, ideal boiler inside.

Downstairs Hallway

7.00m x 2.20m (23' x 7' 3") Fitted with multiple radiators and dark wood laminate throughout.

Master Bedroom

3.80m x 3.50m (12' 6" x 11' 6") Spacious Master Bedroom with fresh cream carpet, neutrally decorated with UPVC window overlooking the garden allowing lots of natural light into the room.

Ensuite

1.20m x 1.98m (3' 11" x 6' 6") Fitted with whb, wc and separate shower. Fully tiled floor and tiled walls.

Bedroom 2

3.90m x 2.90m (12' 10" x 9' 6") Spacious double bedroom with built in wardrobe, cream carpet, neutrally decorated, UPVC windows overlooking the front garden.

Bedroom 3

3.80m x 2.90m (12' 6" x 9' 6") Double bedroom with UPVC windows overlooking front garden. Fresh cream carpet, neutrally decorated and built in wardrobe.

Upstairs Bathroom

2.20m x 2.70m (7' 3" x 8' 10") Modern bathroom with tiled flooring and walls, whb, wc, bath with overhead shower.

Hallway

Cream carpet, large window overlooking side garden.

Conservatory

Conservatory with access into lounge room.

Garage

3.00m x 6.00m (9' 10" x 19' 8") Up and over door with side entrance door.

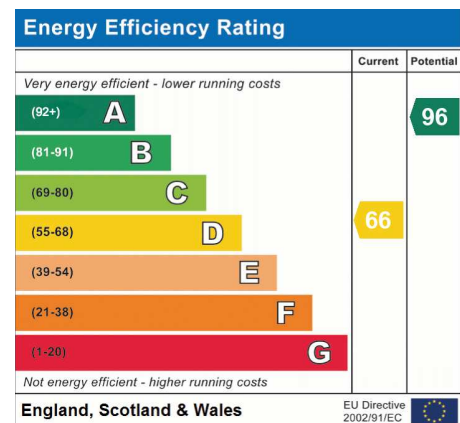
Storage Room

2.30m x 2.40m (7' 7" x 7' 10") Storage room connected to the house. (access from outside of the house) Fitted with electric.

ADDITIONAL INFORMATION

PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council. ENERGY PERFORMANCE CERTIFICATE EPC Rated D AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation. SERVICES Mains Water, Gas, Electricity & Drainage are believed to be connected. MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture. WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted. VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that · These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract · All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors · None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase. · Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. · No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property. · The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property.



Address:

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.