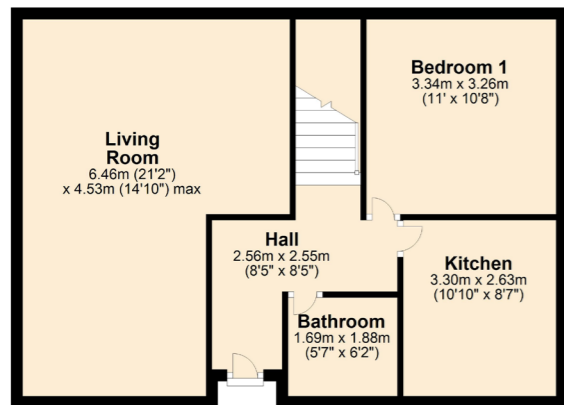


Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)

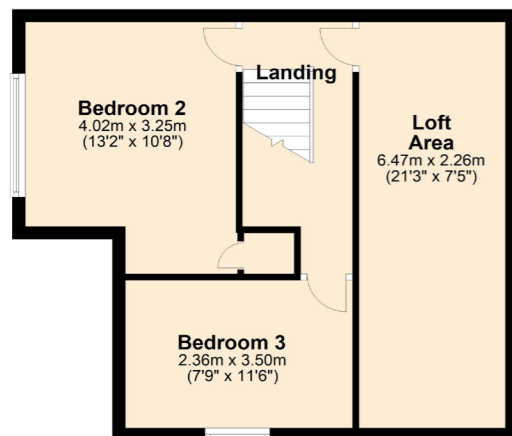


Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



£145,000

**39 Eastfield Road,
Keyingham**

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All the mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



39 Eastfield Road, Keyingham, HU12 9TP

THE ACCOMMODATION COMPRISES: FIRST FLOOR

GROUND FLOOR

ENTRANCE HALL

Radiator.

LIVING ROOM

Extends the full width of the front of the house and includes a smooth stone-effect fireplace. Three radiators and ceiling coving.

KITCHEN

Fitted with base and wall cabinets including worktops with one and a half bowl single drainer sink and built-in electric oven and gas hob.

BEDROOM THREE

Includes a range of fitted wardrobes and chests of drawers. Radiator.

BATHROOM / WC

Approximately half height wall tiling with suite including bath, pedestal wash-hand basin and low level toilet. Radiator.

LANDING

BEDROOM ONE

With front-facing dormer window and radiator. Built-in cupboard.

BEDROOM TWO

Radiator.

EXTERNAL

DETACHED GARAGE

5.55m x 2.74m (18'2" x 9'0")

Brick and tile construction with up-and-over and personal doors, electric light and power. Approached over a joint block paved side driveway.

GARDENS

A front lawn includes borders with shrubs and the rear garden, with a westerly aspect, is also lawned with a border and bed planted with perennials and shrubs.

DESCRIPTION

This semi dormer house is a real opportunity to buy a home that you can make your own, set in pleasant non-estate position within easy reach of village amenities. The versatile three bedroomed accommodation has a ground floor bedroom and two upstairs, and is in need of a programme of general modernisation and upgrading whilst also offering potential to create further upstairs space, if required, within an area of remaining roofspace. There is a spacious living and dining room across the front of the property and at the rear the garden, with detached brick garage, has a westerly aspect.

SITUATION

The property enjoys a no through road position on the north side of the main road through the village. Keyingham is roughly midway between the city of Hull and the East Yorkshire coast on the A1033 and provides a comprehensive range of local amenities including a modern school, doctors' surgery, public house, shops and hot food takeaway. The nearby town of Hedon provides a wider range of services. There are good transport links into the city.

