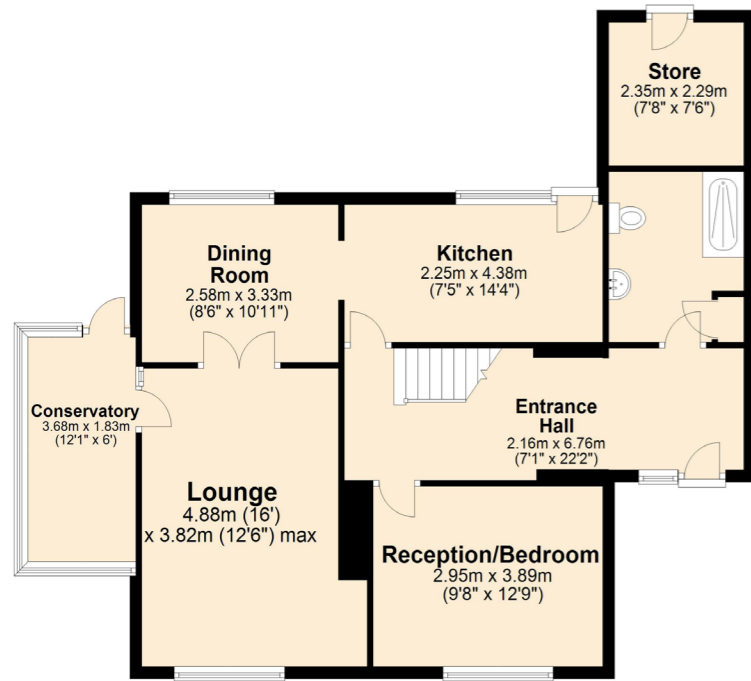


Ground Floor

Approx. 83.3 sq. metres (896.5 sq. feet)

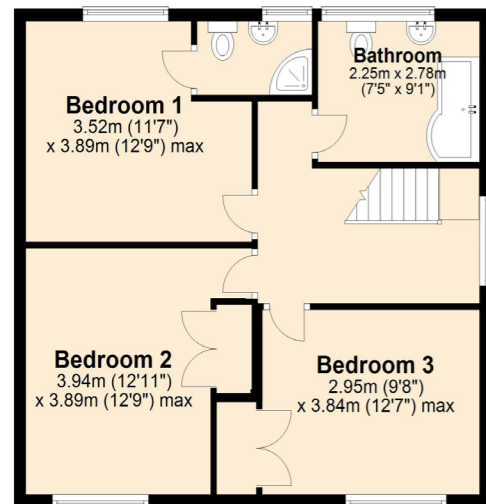


Total area: approx. 142.1 sq. metres (1530.0 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

First Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



£269,000

**24 Maister Road,
Keyingham**

HEATING & INSULATION

Gas-fired radiator central heating and uPVC double glazing are installed.

SERVICES

All 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 'D'.

VIEWING

Strictly by appointment with the the joint agents. Telephone: 01482 866844 or Frank Hill & Son 01964 630531



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



24 Maister Road, Keyingham, HU12 9SG

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

HALLWAY

A spacious welcoming entrance with staircase leading off and cupboard beneath. Two radiators and ceiling coving.

SHOWER ROOM / WC

Includes walk-in shower enclosure with rainfall showerhead, wash-hand basin and low level WC. Heated towel radiator and extractor fan. Built-in cupboard housing gas central heating boiler.

RECEPTION ROOM TWO / BEDROOM FOUR

Currently used as a dining room but suitable as an office, study playroom or double bedroom - with the shower room just across the hall. Radiator.

LOUNGE

Tiled fireplace with open flue and fitted electric fire. Radiator, ceiling coving and double doors open to:

DINING AREA

Radiator.

CONSERVATORY

Located off the Lounge

KITCHEN

With a good provision of Shaker-style base and wall cabinets having worktops with one and a half bowl single drainer sink and splashback tiling. Integrated electric oven and gas hob with hood above. Plumbing for automatic washing machine and fridge freezer space.

FIRST FLOOR

LANDING

BEDROOM ONE

Radiator

EN SUITE SHOWER ROOM

With tiled walls and floor. The suite comprising a quadrant shower enclosure with plumbed shower fitment, pedestal wash-hand basin and low level toilet suite. Radiator.

BEDROOM TWO

With built-in double wardrobe, radiator.

BEDROOM THREE

With built-in double wardrobe, radiator.

FAMILY BATHROOM:

With fully tiled walls and floor and suite comprising a shower bath with fitted screen and rainfall shower above, pedestal wash-hand basin and low level toilet suite. Radiator

EXTERNAL

The property has a private gravel driveway leading to a:

MODERN DETACHED GARAGE (6.10m x 3.75m / 20'0" x 12'3")

With up-and-over door and personal door. There is also an additional generous outside store integral to the house, with power and light installed.

GARDENS

The well-established plot provides garden areas to all sides of the house with lawns contained within roadside boundary hedges and including established borders and beds of shrubs and perennials.

DESCRIPTION

This is a well presented detached house that will meet the needs of a wide range of buyers. Having been upgraded and maintained to an attractive standard in recent years, the property stands in beautifully kept surrounding gardens and is in move-in condition. The versatile ground floor accommodation includes a third reception room which could readily be a fourth double bedroom, with an easy access shower room located just across the wide hallway. To the first floor are three double bedrooms with two further bath/shower rooms. The exterior provides a large garage with good driveway space and a store / workshop which is attached to the house.

SITUATION

The property is centrally situated in an established and mature setting within the village, within pleasant surroundings overlooking Chapel Lane, just to the south of the main road through Keyingham. As such it is well positioned for access to the quite comprehensive range of general amenities available comprising a modern school, doctors' surgery, public house, hot food takeaways and shops including newsagent, post office, bakery and CO-OP store. Keyingham is on the A1033 about 11 miles east of the city of Hull.

