



6 Griffiths Way, Keyingham, HU12 9SE



- Well presented bungalow
- Three bedrooms, GCH

- Lounge and dining room
- Fitted kitchen, uPVC DG

- En-suite to master bedroom, drive, garage
- gardens. NO CHAIN

WELL PRESENTED three bedroom semi- detached dormer bungalow situated in cul-de-sac position within this pleasant Holderness village of Keyingham. WITH NO CHAIN INVOLVED, it benefits from gas central heating and uPVC double glazing. Accommodation comprises of an entrance hall, lounge and separate dining room, fitted kitchen and bathroom to the ground floor. Three bedrooms to the first floor, one with an en-suite shower room. Low maintenance garden to the front with a private drive leading down to a single garage. Attractive lawn garden to the rear, with a block paved patio area. VIEWING RECOMMENDED TO FULLY APPRECIATE THE FULL POTENTIAL OF THIS PROPERTY.

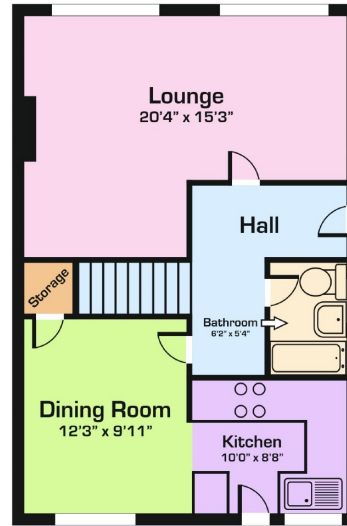
Price £145,000



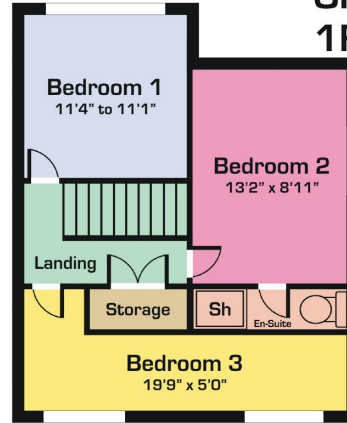
Location	The rural village of Keyingham lies approximately eight miles to the east of the city centre of Kingston Upon Hull and offers a good array of local shops, public transportation and leisure facilities. The market town of Hedon lies approximately five miles to the east of the village where a wide range of amenities can be found.
Ground Floor	
Entrance	Enter via a uPVC double glazed door to the side of the property into the hall.
Entrance Hall	Under stairs meter cupboard. Radiator. A uPVC double glazed side light. Doors leading into the lounge and dining room. Staircase leading to the first floor accommodation.
Lounge 6.20m x 4.65m (20'4 x 15'3)	Two uPVC double glazed windows to the front aspect. Radiator. Feature fire place with marble back plate and hearth and gas fire. TV aerial. Coving to the ceiling.
Bathroom 1.88m x 1.63m (6'2 x 5'4)	A uPVC double glazed window to the side aspect. Radiator. Low level flush W.C. Vanity unit with sink inset and mixer tap. Panel bath with electric shower and screen. Fully tiled walls.
Dining Room 3.73m x 3.02m (12'3 x 9'11)	A uPVC double glazed window to the rear aspect. Arch leading into the kitchen. Radiator. Storage cupboard housing a water meter.
Kitchen 3.05m x 2.64m (10'0 x 8'8)	A uPVC double glazed window to the rear aspect. Fitted with a good range of base, wall and drawer units. Contrasting work surfaces. Stainless steel One and half sink unit with mixer tap. Gas hob, with extractor over. Electric oven. Tiled splash backs. Boiler cupboard. Plumbing for automatic washing machine and a dishwasher. Integrated fridge. A uPVC double glazed door leading into the rear garden.
First Floor/Landing	Airing cupboard. Doors into three bedrooms. Coving to the ceiling.
Bedroom One 3.45m x 3.38m (11'4 x 11'1)	A uPVC double glazed window to the front aspect. Radiator. Fitted wardrobe.
Bedroom Two 4.01m x 2.72m (13'2 x 8'11)	A uPVC double glazed window to the side aspect. Fitted wardrobes with a door leading into an under eaves storage area. Loft hatch. Radiator. Concertina door leading into the en-suite shower room. Vanity unit with sink inset and mixer tap.
En-suite Shower room	Radiator. Low level flush W.C. Vent. Fully tiled walls. Shower with electric shower.
Bedroom Three 6.02m x 1.52m (19'9 x 5'0)	A uPVC double glazed window to the side aspect. Two uPVC double glazed windows to the rear aspect. Radiator. Fitted wardrobes and overhead storage facilities and dressing table.
External	At the front of the property is a low maintenance garden with a private drive leading down to a single garage. To the rear there is an attractive lawn garden with a block paved patio area and a low maintenance area as well. There is fencing to the surrounds. Outside tap and a door leading into the garage.
Garage 6.65m x 3.48m (21'10 x 11'5)	Two uPVC double glazed windows to the side aspect with an up and over door, power supply and lighting.
Services	The mains services of water, gas, drainage and electric are connected. The property has a gas boiler for gas central heating and a cylinder tank for the hot water.
Possession	It is anticipated vacant possession will be granted upon completion.
Outgoings	From internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number: KEY018006000. Prospective purchasers should check this information before making any commitment to purchase the property.
Viewings	Strictly by appointment with the Sole Agents on (01482) 375212.
Valuation/Market Appraisal	Thinking of selling your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the selling of properties throughout Hull and the East Riding of Yorkshire.







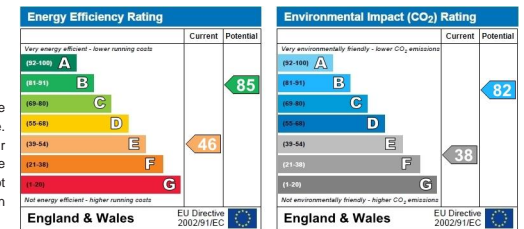
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6 Griffiths Way
Room identification plan not to scale



Energy rating -E



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