

Whitakers

Estate Agents



71 Eastfield Road, Keyingham, HU12 9TP

£150,000

This Superb SEMI DETACHED DORMER BUNGALOW is set off Eastfield Road in sought after village of Keyingham with COUNTRY WALKS and a children's PLAY PARK close by, along with ample amenities and well regarded schooling. Ideal for FIRST TIME/ YOUNG FAMILY BUYERS looking to settle in a family friendly location.

The well proportioned accommodation includes: THREE DOUBLE BEDROOMS, offering versatile sleeping arrangements with bedrooms two and three being on the ground floor.

There is a family SHOWER ROOM, majority-tiled and includes a shower cubicle, wash basin and WC.

The traditional KITCHEN is open to the LOUNGE and DINING AREA, creating a wonderful space for entertaining family & friends. The LIVING room is bright and spacious with a Patio doors opening out to the rear GARDEN, allowing ample light to flow through.

Outside there is a GARAGE and DRIVEWAY with ample OFF ROAD PARKING space. The rear GARDEN has decorative stone chippings and a paved patio, ideal for dining "al fresco"

Set in the village of Keyingham, a welcoming, well-connected village that effortlessly combines rural appeal with everyday practicality. Residents enjoy a choice of shops, takeaways, pubs, and essential services, plus Keyingham Primary School within walking distance. Regular bus routes connect the village with Hull and nearby coastal destinations. For rail journeys, Hull station is approximately 10 miles away .

Do not delay, arrange your viewing on this family home today!

Accommodation Comprising

Entrance & Hallway



The entrance door to the side elevation opens to welcome you in to view the accommodation on offer.

Through Lounge to Dining Area 22'7" x 10'3" (max) (6.90 x 3.14 (max))



A light and lounge through to the dining area with patio doors opening out to the rear garden and an opening to the kitchen area, creating a wonderful open plan layout, well designed for entertaining family & friends. Feature fireplace and double glazed patio doors open to the garden. Two radiators and access to the stairs taking you up to the first floor bedroom.

Lounge to Dining Area 7'10" x 7'6" (2.41 x 2.31)



Open from the lounge with a useful storage cupboard and doors to bedroom 3.

Kitchen 10'0" x 10'3" (3.07 x 3.14)



Open from the lounge, the kitchen has a range of fitted units to base with complimentary work surface and tiled splashbacks. Moulded sink with drainer and mixer tap, Plumbed for washing machine and space for slot in cooker. Two double glazed windows and door providing access to the rear garden. Vinyl flooring and radiator.

Bedroom One (First Floor Bedroom) 14'7" x 17'1" (4.47 x 5.23)



A sizeable double bedroom, currently used as the playroom. Radiator and large double glazed

window to front elevation, enjoying views over the village.

Bedroom Two 10'1" x 8'5" (3.09 x 2.58)



A double bedroom with double glazed window and radiator.

Family Shower Room 6'1" x 5'4" (1.87 x 1.65)



Fully tiled with walk in shower cubicle, low level W.C. and vanity wash basin. Double glazed obscure window and radiator.

Bedroom Three 10'1" x 7'8" (3.08 x 2.34)



A double bedroom with double glazed window and radiator.

Garage & Driveway

A block paved driveway provides ample off road

parking for several vehicles and access to the garage.

Garden



The rear garden is a blank canvas for new owners to create a garden of their own. A paved patio area provides ample space for table & chairs , ideal for dining "al fresco".

Children's Play Area & Country Walks



There is a children's play area just a short walk away, adjoining countryside walks, ideal for families and dog walkers alike.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating D

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

[Additional Services.](#)

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

[Agents Notes.](#)

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

[Free Market Appraisals / Valuations.](#)

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

[Material Information.](#)

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal -
Broadband - Basic 17 Mbps / Superfast 77 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

[Whitakers Estate Agent Declaration.](#)

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

