

BRIARWOOD
KEYINGHAM

£335,000
FREEHOLD

Frank Hill and Son are pleased to bring to the market this large end-terraced property in the sought-after village of Keyingham.

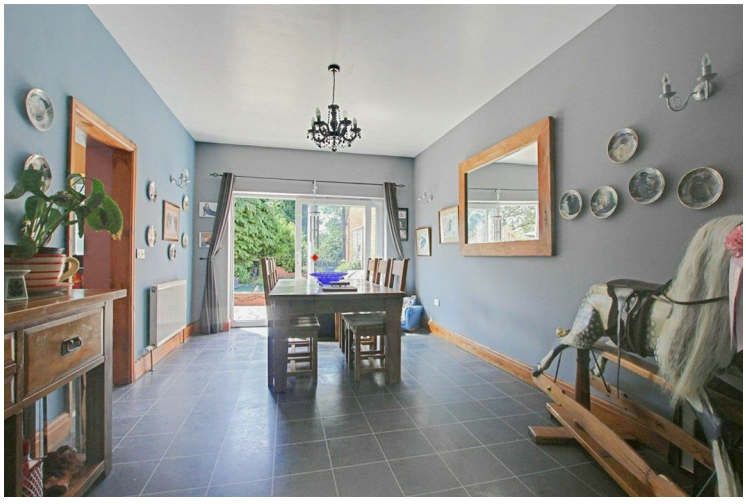
Welcome to this spacious and charming semi-detached house in the desirable village of Keyingham. Boasting five bedrooms, this home has plenty of space for a growing family or those who love to entertain.

One of the standout features of this property is the separate two-story annexe, perfect for guests or as a potential rental opportunity. With this versatile space, the possibilities are endless.

Step outside and enjoy the beautifully garden to both the front and rear of the property, complete with a workshop for all your DIY projects or hobbies.

FRANK HILL & SON
Est. 1924





• 5 Bedrooms • End Terrace • Gardens • Seperate Annexe • Great Rental Opportunities

Office
The property benefits from an office, with a window facing the front of the property, a ceiling light, and a fan combination.

Lounge
This stunning house boasts a spacious family living area with a cozy log burning stove, perfect for those chilly evenings. The large dining room is ideal for hosting family gatherings and entertaining guests. Step outside through the patio doors and into the beautiful rear garden. This charming property also features ample natural light streaming in through the front window, creating a bright and inviting atmosphere throughout.

Kitchen
Step into the spacious kitchen, complete with a comprehensive range of wall and floor units, stainless steel one and a half bowl sink and drainer, plumbing for dishwasher, and a range-style cooker with hood. This beautiful house features a spacious breakfast dining area with plenty of natural light flooding in through the windows at the rear, creating a warm and inviting ambiance.

Utility Room
One feature of this house is the generous utility room with plumbing for a washer, making laundry day a breeze.

Bathroom
This house boasts a panelled bath with shower over and tiled surround. The low flush wc wash hand basin with vanity furniture adds a touch of luxury, while the tiled flooring throughout exudes elegance and charm

FIRST FLOOR

Bedroom One
The spacious bedroom one is fitted with a full ensuite, giving you the ultimate privacy and convenience. With two windows on the side, natural light floods into the room, creating a bright and airy atmosphere.

Bedroom One En-suite
The ensuite is fully tiled with a wash hand basin, WC, bath with shower overlooking the rear garden.

Bedroom Two
The second bedroom has a window overlooking the front of the property.

Bedroom Two En-suite
This convenient ensuite is equipped with a wash hand basin set in vanity furniture, a low flush WC, and a walk-in shower with a tiled surround.

Bedroom Three
The third bedroom is overlooking the back garden.

Bathroom
Tiled suite in white, featuring a panelled bath, low flush WC, wash hand basin, and a step-in shower.

Second Floor

Bedroom Four
The fourth bedroom boasts ample space with two Velux windows and under-eaves storage.

Annexe Ground Floor
Step inside to find a good size open plan living and kitchen area, perfect for entertaining guests The kitchen features a range of useful units, while the patio doors flood the room with natural light.

First Floor Annexe
First floor good sized bedroom with velux window to the ceiling.





En-suite
Panelled bath with shower, wash hand basin and WC, Velux window to the ceiling.

Workshop/ Garage
Large workshop/ garage to the rear of the property, housing the wood pellet biomass heating, potential for further conversions. The workshop is heated. The separate garage has accessible storage above and two velux windows

Outside Space
Lawned garden to the front and range of patio and lawned areas to the rear and separate detached garage.





TENURE
Freehold with Vacant Possession on Completion

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 Rating - 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

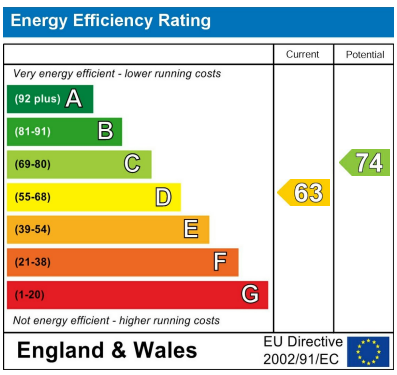
· None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, 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





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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01964 630531 | property@frankhillandson.co.uk | www.frankhillandson.co.uk

18 Market Place, Patrington, East Yorkshire, HU12 0RB