



RYEHOLM SALTAUGH ROAD KEYINGHAM

£130,000
FREEHOLD

Frank Hill & Son are pleased to present a charming two-bedroom bungalow situated in the desirable village of Keyingham, an area known for its tranquil surroundings and strong sense of community. This property offers an inviting layout that maximizes comfort and functionality, featuring a spacious living area with natural light, a kitchen and two generously sized bedrooms that provide ample storage options. The bungalow is further enhanced by a private garden space, perfect for outdoor relaxation. Conveniently located within easy reach of local amenities including shops, schools, and public transport links, this residence presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality of life. Frank Hill & Son invite potential buyers to view this exceptional home and explore the many benefits it has to offer in the heart of Keyingham, East Yorkshire.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



• Two Bedroom Bungalow • Garage • Off Street Parking • Village Location

Hallway

3'4" x 10'5" x 9'10" (1.03 x 3.19 x 3.02)

Upon entering the bungalow is a hallway that serves as a central artery connecting various parts of the property. The entrance has a secure UPVC front door, which not only enhances energy efficiency but also provides low-maintenance durability. Additionally, a loft hatch strategically positioned along this corridor offers access to valuable storage space above, enhancing the functionality of the bungalow.

Bedroom One

9'11" x 9'10" (3.03 x 3.01)

Bedroom one, positioned at the forefront of the property, offers a serene vantage point overlooking the garden.

Living Room

16'10" x 10'7" (5.15 x 3.24)

Positioned to the front of the property, this welcoming living room offers a bright and comfortable space ideal for relaxation and entertaining. A charming focal point is the feature fireplace, complete with a gas fire, adding both warmth and character to the room. Generous natural light enhances the spacious feel, making it a perfect setting for everyday living.

Bedroom Two

9'10" x 10'11" (3.02 x 3.33)

Overlooking the peaceful rear garden, Bedroom Two offers a quiet and comfortable retreat. The room benefits from built-in wardrobes, providing ample storage while maximising floor space. Ideal as a guest room, child's bedroom, or home office, it offers flexibility to suit a range of needs.

Kitchen

9'7" x 13'2" (2.94 x 4.02)

The kitchen offers a functional layout with direct access to the rear garden via a convenient back door. While the space would benefit from modernisation, it presents a fantastic opportunity for buyers to update and personalise to their own taste, creating a kitchen that truly suits their lifestyle.

Bathroom

6'2" x 6'2" (1.89 x 1.89)

The bathroom includes a full-size bath with overhead shower, WC, and wash hand basin. While currently functional, the space would benefit from renovation—offering the perfect chance to redesign and upgrade to a more contemporary finish.

Garden & Garage

To the rear of the property is a compact, low-maintenance garden—ideal for those seeking an easily managed outdoor space. A detached garage provides additional storage or off-street parking, and features a convenient side door offering direct access to the garden.

Additional Information

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 - E



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.

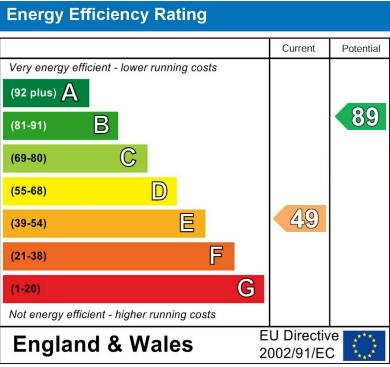
VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, 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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