

Hull Road, Keyingham,  
East Yorkshire, HU12 9ST

**Offers in the region of £389,950**

WOW!! JUST TAKE A LOOK AT THIS SUBSTANTIALLY EXTENDED ECO-FRIENDLY PROPERTY LOCATED WITHIN THIS EAST YORKSHIRE VILLAGE... PERFECT FOR GROWING FAMILIES AND EVEN BUSINESSES OPPORTUNITIES. CALL TO MAKE AN APPOINTMENT TO TRURLY APPRECIATE THIS PROPERTY





**Summary:** This incredibly spacious property is extremely deceptive in appearance offering superb eco-friendly family accommodation with the potential of substantial amounts of cash returned over the next 10 years. The property has an additional one bedroom self-contained annexe ideal for extended family or income earning accommodation. The accommodation briefly comprises entrance hall, office, 33ft lounge/dining room, farmhouse kitchen, utility room, ground floor bathroom, three bedrooms, two en-suites and bathroom to the first floor and further bedroom to the second floor. Self-contained two storey one bedroom annexe and 32ft workshop, separate detached garage and gardens to front and rear.

**Location:** The rural village of Keyingham lies approximately 12 miles to the 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 west of the village where a wide range of amenities can be found.

**Accommodation:** The property is arranged on the ground and two upper floors and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

**Entrance Hall:** Leading to the ...

**Office:** 13'1" x 12' (4m x 3.66m) Window to the front aspect, central ceiling light and fan combination.

**Lounge/Dining Room:** 33' x 11' (10.06m x 3.35m) Window to the front aspect, log burning stove inset to the chimney breast, patio doors lead to the rear garden, spacious dining area and comfortable seating areas.

**Kitchen:** 20'4" x 15'10" (6.2m x 4.83m)

Comprehensive range of wall and floor fitted units with preparation surfaces over, stainless steel one and a half bowl sink and drainer inset with tiling to splashback, plumbing for a dishwasher, range style cooker with chimney hood over, breakfast dining area, window to the rear aspect and door leading to the rear.

**Utility Room:** 6'8" x 4'3" (2.03m x 1.3m) Plumbed for automatic washing machine.

**Ground Floor Bathroom:** 6'8" x 5'5" (2.03m x 1.65m) Panelled bath with shower over and tiled surround, low flush w.c., wash hand basin set within vanity furniture and tiled flooring.

### First Floor

**Bedroom 1:** 24'4" x 11' (7.42m x 3.35m) Two windows to the side aspect and a window to the front aspect. Door to the...

**En-suite:** 11' x 8'6" (3.35m x 2.6m) Fully tiled, panelled bath, low flush w.c., wash hand basin and step-in shower enclosure, window to rear aspect and airing cupboard.

**Bedroom 2:** 12' x 9'7" (3.66m x 2.92m) Window to the front aspect.

**En-suite:** Step-in shower enclosure with tiled surround, low flush w.c., wash hand basin set in vanity furniture and window to the front aspect.

**Bedroom 3:** 15'9" x 8' (4.8m x 2.44m) Window to the rear aspect.



**Bathroom:** 15'9" x 7'9" (4.8m x 2.36m) Fully tiled with suite in white comprising panelled bath, low flush w.c., wash hand basin set within vanity furniture, separate step-in shower enclosure and window to the rear aspect.

### Second Floor

**Bedroom 4:** 13'3" x 9'6" (4.04m x 2.9m) Two Velux roof windows and under eaves storage.

**Annexe Ground Floor:** 16'9" x 16'9" (5.1m x 5.1m) Comfortable seating area with living kitchen having a comprehensive range of wall and floor fitted units, patio doors leading to the rear.

**Annexe First Floor:** 16'9" x 10'10" (5.1m x 3.3m) Door leading to the en-suite and Velux roof window.

**En-suite:** 5'9" x 5'9" (1.75m x 1.75m) Panelled bath with shower over, low flush w.c. and wash hand basin, Velux roof window.

**Workshop:** 32'1" x 16'9" (9.78m x 5.1m) Housing a biomass wood pellet-fed heating system and with the potential to convert into additional living space if required.

**Outside:** Gardens to the front with high mature hedge. To the rear there are ornate gardens with water feature and mature flowers, shrubs and trees, double garage with electric door, water and power supply and lined and boarded first floor with potential to convert into an additional living space/annex plus additional parking to the side. There is also a 4 bay kennel block.

**Central Heating:** The property has the benefit of thermal solar panels for heating and electricity. Alongside it has a biomass heating system which can easily be switched over to gas central heating.



**Solar Panels:** The property has the benefit of solar electric panels and thermal panels.

**Security:** The property has the benefit of a comprehensive CCTV and exterior lighting package.

**Council Tax:** Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band B.\*

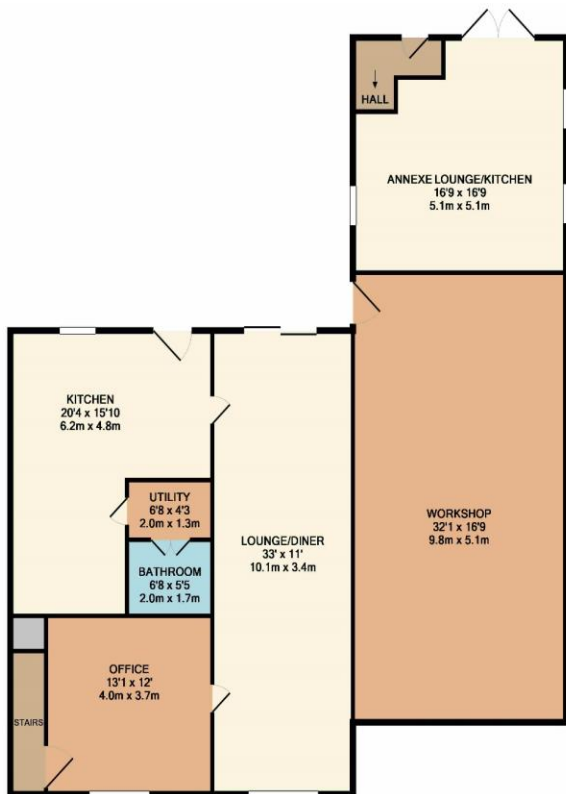
**Fixtures & Fittings:** Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

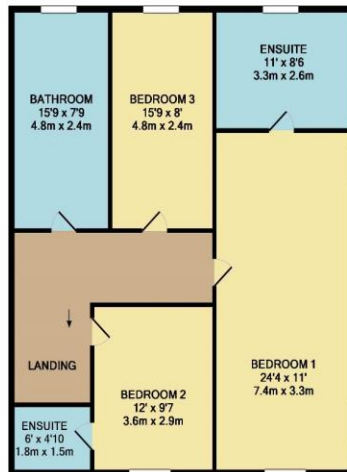
**Viewings:** Strictly by appointment with the sole agents.

**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hedon Office on 01482 891234. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

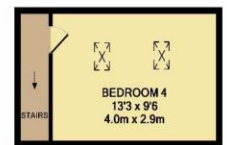
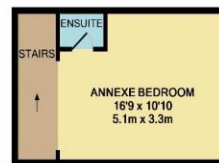
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1703 SQ.FT.  
(158.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1068 SQ.FT.  
(99.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 151 SQ.FT.  
(14.0 SQ.M.)

HULL ROAD, KEYINGHAM  
TOTAL APPROX. FLOOR AREA 2922 SQ.FT. (271.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**HEDON**

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