

8 THE WOODLANDS SALTAUGH ROAD

£180,000

FREEHOLD

Nestled on Saltaugh Road in the charming village of Keyingham, Hull, this delightful three-bedroom house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. The property boasts a well-proportioned reception room, ideal for relaxing or entertaining guests, and two spacious double bedrooms, along with a third single room, that provide ample space for rest and relaxation.

This house is not only a perfect starter home but also a wonderful opportunity to settle in a friendly community. With its appealing features and prime location, it is sure to attract those looking for a comfortable and practical living space. Do not miss the chance to make this charming property your own.

FRANK HILL & SON

Est. 1924





• Family House • Close to amenities • Private rear garden

Nestled on Saltaugh Road in the charming village of Keyingham, Hull, this delightful two-bedroom house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. The property boasts a well-proportioned reception room, ideal for relaxing or entertaining guests, and two spacious double bedrooms, along with a third single room, that provide ample space for rest and relaxation.

Outside, the low maintenance garden offers a perfect spot for enjoying the fresh air without the burden of extensive upkeep, making it an ideal space for outdoor gatherings or quiet moments in the sun.

Furthermore, the property is situated close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away.

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Porch
3'11" 0'8" (1.2 0.21)
Welcoming Porch with plenty of light, radiator and meter cupboard with a white UPVC double glazed door

Lounge
142'4" x 14'2" (43.4 x 4.32)
Large double glazed window, electric fire, grey carpets, aerial points, double doors leading to kitchen dinner. Stairs leading off the Lounge

Dining/Kitchen
13'9" x 5'6" (4.2 x 1.7)
Fully fitted whit units, Integrated Fridge, freezer and washer. electric hob and oven with extractor fan. Lino flooring. Splash back boarding all round. Double patio doors leading to the garden and a set of double internal doors leading to the lounge. Double glazed window with blinds

Bathroom
5'2" x 5'6" (1.6 x 1.7)
Lino Flooring, fully tiled walls, white vanity unit with taps, white toilet , half moon shower, electric shower, large double glazed window with spot light

Bedroom 1
8'1" x 11'9" (2.48 x 3.6)
Large double glazed window, carpeted, aerial point and radiator

Bedroom 2
10'0" x 8'1" (3.06 x 2.48)
Large double glazed window, radiator, carpeted with aerial point

Bedroom 3
5'8" x 8'8" (1.75 x 2.65)
Currently used as an office with a balcony which has views to the front garden, with a door that open onto the balcony. The cupboard above the stairs also in the room

Upstairs Landing and loft
Bathroom and two bedrooms leading off with loft access and pull down ladder, carpeted. The loft will make great storage as it is fully boarded

Back Garden and Garage
Artificial grass, fenced, access from the double doors of the kitchen.





Garage is accessed from the rear of the garden off a side alley with up and over garage door

Front Garden and side gate
Small garden wall boarded with shrubs and flowers with access to the rear garden down the side of the house

Additional Information
COUNCIL TAX/BUSINESS RATES
Band - B

ENERGY PERFORMANCE CERTIFICATE
EPC rating - awaiting confirmation

SERVICES
Mains gas, water and electricity.

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

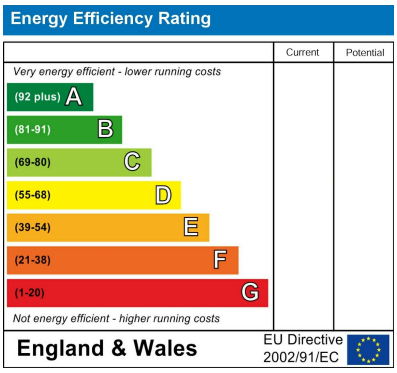
VIEWING STRICTLY BY APPOINTMENT ONLY











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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