Whitakers
Estate Agents









9 Cooks Gardens, Keyingham, HU12 9SW

£160,000

OFFERING AN INVESTMENT OPPORTUNITY , FOR SALE WITH NO ONWARD CHAIN
Enjoying a Cul De Sac Setting of Cooks Gardens in sought after village of Keyingham, This Semi-Detached, Two-storey Town House presents an excellent opportunity for those looking to create their dream home. Boasting FOUR spacious BEDROOM , including a MASTER complete with a DRESSING AREA and EN SUITE SHOWER ROOM. There are THREE BEDROOMS & a family BATHROOM on the first floor, this property is ideal for families or those seeking extra space.
The ground floor features a welcoming LOUNGE with French Doors opening out to the rear garden, BREAKFAST KITCHEN and ground floor W.C., perfect for relaxation and entertaining guests.
The layout offers a practical flow, making it easy to envision how to modernise and personalise the space to suit your tastes.
While the property does require modernisation, this presents a unique chance for buyers to put their own stamp on the home, transforming it into a stylish and comfortable haven. The potential for improvement is vast, allowing for creative renovations that can enhance both the aesthetic and value of the property.
Situated in a friendly neighbourhood, this home is close to local amenities including a children's play park, offering a sense of community. With its generous living space this Semi-Detached house is a fantastic prospect for those looking to invest in a property with great potential.
Don’t miss the chance to make this house your own in the delightful setting of Keyingham.

Accommodation Comprising

Entrance & Hallway
Front entrance door opens into hallway with doors opening to the ground floor accommodation.

Lounge 16'0" x 11'6" (4.88 x 3.51)



A sizeable lounge with feature fireplace and French doors opening to the rear garden. Double glazed window, radiator and laminate flooring.

Ground Floor W.C. 5'9" x 2'9" (1.76 x 0.86)
With low level W.C. and wash basin. Radiator and tiled floor.

Breakfast Kitchen 12'9" x 8'1" (max) (3.90 x 2.47 (max))



A range of units to base and walls with contrasting work surface and tiled splashbacks. Built in oven and four ring gas hob. Space for breakfast table. Double glazed window to front elevation and tiled floor.

Second Floor

Bedroom One 16'0" x 11'6" (max) (4.88 x 3.51 (max))



A double bedroom with built in storage cupboards, double glazed window and radiator. Open to the dressing area

Dressing Area 9'2" x 6'3" (2.80 x 1.93)



With Velux window and door into En Suite.

First Floor

En Suite Bedroom One 6'3" x 5'3" (1.93 x 1.62)



Shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage cupboard below. Velux window and radiator.

Bedroom Two 14'5" x 8'4" (max) (4.41 x 2.55 (max))



A double bedroom with double glazed window and radiator.

Bedroom Three 12'3" x 8'3" (3.75 x 2.54)



A double bedroom with double glazed window and radiator.

Bedroom Four 8'7" x 6'3" (2.63 x 1.93)



A single bedroom with double glazed window and radiator.

Family Bathroom 6'3" x 5'6" (1.91 x 1.68)



Tiled walls and three piece suite to include: panelled bath with overhead shower and screen. Low level W.C. and vanity unit housing the wash basin with useful storage below. Double glazed window and radiator.

Garden



An enclosed rear garden with paved patio area and timber fencing to boundaries.

Off Road Parking
There is off road parking to the front of the property for two vehicles.

Tenure
Tenure is Freehold

Council Tax
East Riding of Yorkshire Council Tax Band C

EPC Rating
EPC Rating C

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.

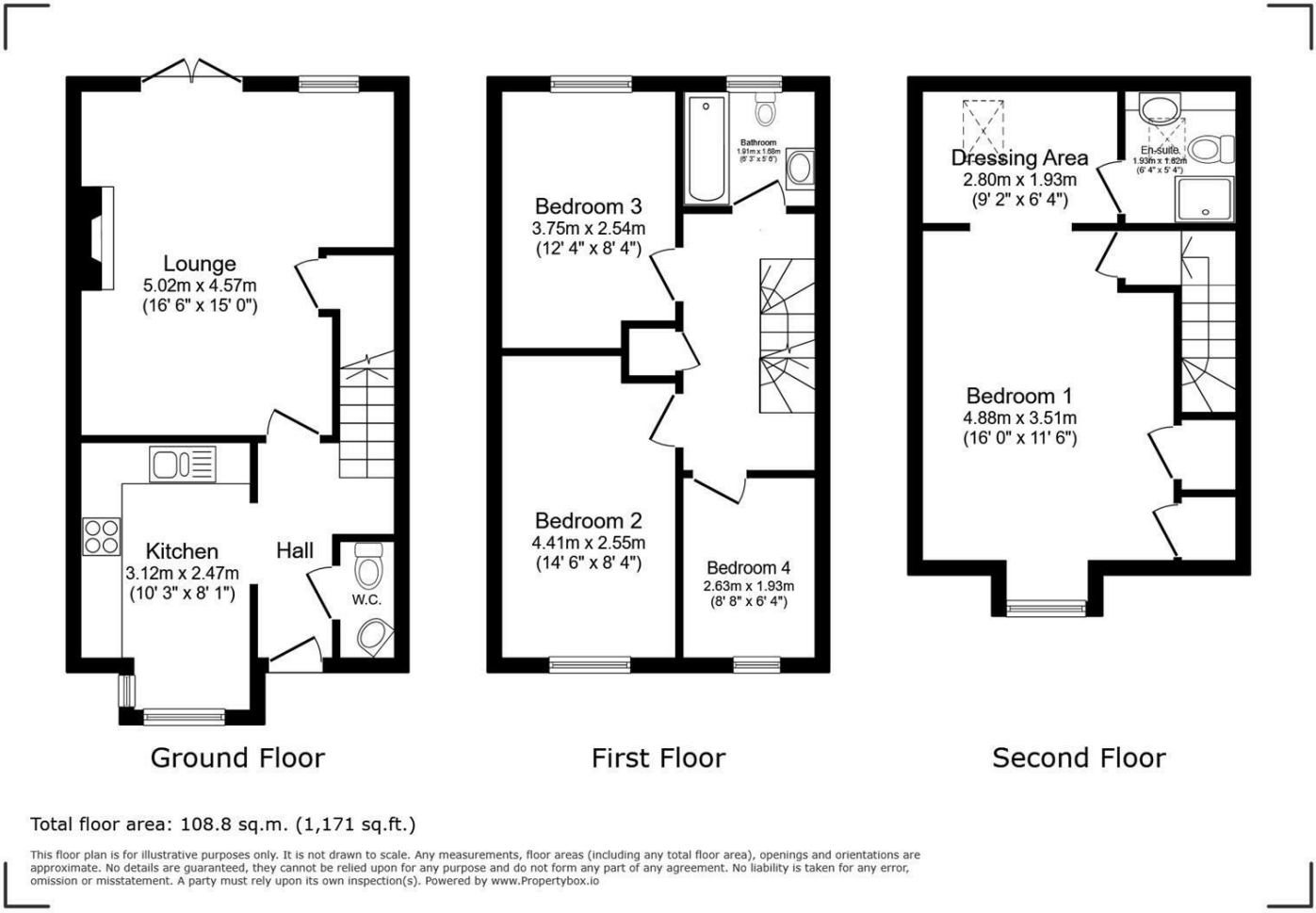
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2/ Vodafone & EE all okay
Broadband - Basic 7 Mbps / Superfast 80 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.

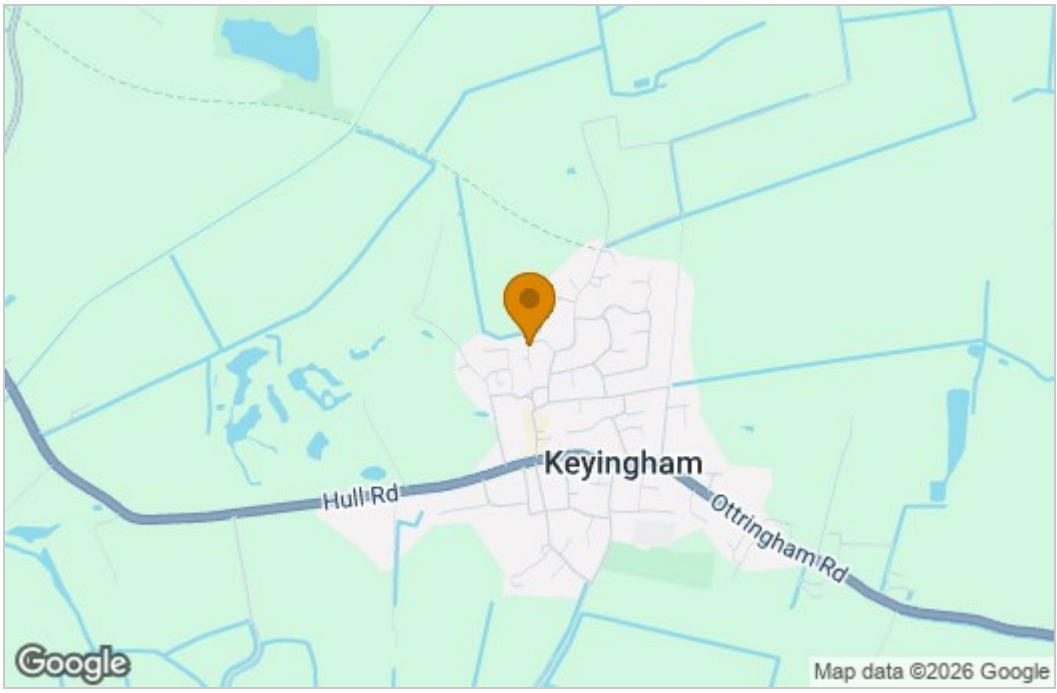
Floor Plan



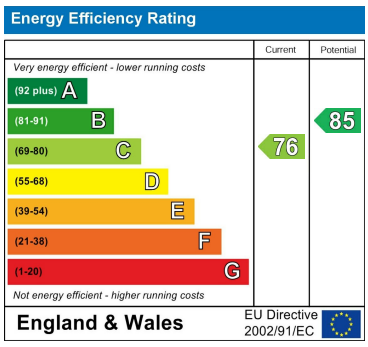
Total floor area: 108.8 sq.m. (1,171 sq.ft.)

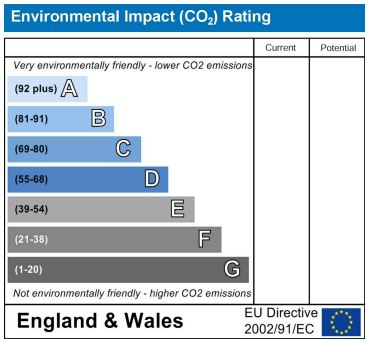
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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