



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 23 Station Road

Keyingham, HU12 9SZ

Offers In The Region Of  
**£108,000**



Nestled in the charming village of Keyingham, this delightful mid-terrace cottage on Station Road presents an excellent opportunity for first-time buyers or those seeking a quaint holiday retreat. The property boasts two well-proportioned bedrooms, a modern kitchen and bathroom whilst retaining its cottage charm with decorative ceiling beams.

One of the key features of this cottage is the pleasant enclosed rear garden, West facing to get the sun all afternoon, offering a private outdoor sanctuary where one can unwind or indulge in gardening pursuits. The garden is a wonderful extension of the living space, perfect for enjoying the fresh air during warmer months.

This property comes with the added benefit of no chain involved, ensuring a smooth and straightforward purchasing process. Its location in a village setting means that essential amenities are conveniently close by, making daily life both easy and enjoyable.

Whether you are looking to make your first step onto the property ladder or seeking a charming getaway, this two-bedroom cottage is a splendid choice. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home.





A uPVC door opens to the living room with stairs leading to the first floor landing with a decorative balustrade, with feature ceiling beams and access leading through to a rear kitchen with white gloss units and a built-in oven and hob, a ground floor WC leads on from the kitchen and a uPVC door opens out to the west facing garden at the rear, laid to lawn with a wooden shed for storage and enclosed to all sides with a gate providing a pedestrian right of way over the neighbouring property for access to the roadside. To the first floor are two bedrooms and a tiled bathroom with modern suite and shower over the bath.

**Lounge 12'9" x 13'5" (3.90 x 4.10)**

**Kitchen 11'9" x 7'10" (3.60 x 2.40)**

**WC**

**Bedroom One 9'4" x 9'10" (2.85 x 3.00)**

**Bedroom Two 6'6" x 12'11" (2.00 x 3.95)**

### Bathroom 5'1" x 6'6" (1.55 x 2.00)

#### Garden

#### Agent Note

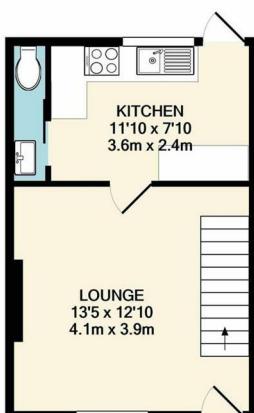
**Parking:** there is no off street parking with this property.

**Heating & Hot Water:** both are provided by a gas fired boiler.

**Mobile & Broadband:** we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

**Council tax band A.**

Services include mains gas, electric and drainage connections.

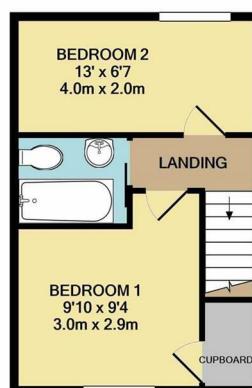


GROUND FLOOR  
APPROX. FLOOR  
AREA 276 SQ.FT.  
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 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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1ST FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90	90
(81-91)	B	65	65
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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/give any representation or warranty in respect of the property.

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