Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

21 St. Philips Road

£185,000

Keyingham Hull, HU12 9TD

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This well-maintained three-bedroom semi-detached dormer bungalow offers impressively flexible and well-proportioned accommodation, neutrally finished throughout to create a bright, welcoming home suited to a wide range of buyers — from growing families to downsizers seeking adaptable living space with a ground floor bedroom and shower room. Thoughtfully extended at the rear, the property now incorporates a spacious kitchen and an additional reception room currently used as a dining area, providing excellent flow and versatility for modern day-to-day living and entertaining.

Occupying a generous plot, the home enjoys off-street parking via a side driveway, a gravelled frontage offering valuable overflow parking, and a brick-built garage positioned to the rear. The garden is a particular highlight — a good-sized, mainly lawned space that lends itself perfectly to children's play, pets, or relaxed outdoor entertaining. Well presented both inside and out, this appealing home offers a genuine move-in ready opportunity with the flexibility to adapt and grow with its new owners for many years to come.

The property is approached via a side driveway, with front parking and gated access opening through to the rear, where a brick-built garage with power supplied and an up-and-over door vehicle is located. The rear garden is mainly laid to lawn and continues behind the property, enclosed by fenced boundaries for privacy and framed by mature planted borders.

A side entrance door from the driveway opens into the hallway, which features a built-in storage cupboard and stairs rising to the first-floor landing. Glazed doors allow natural light to flood through from the spacious lounge at the front of the property, which spans the full width of the house and enjoys two south-facing windows. The lounge offers excellent living space and is centred around a gas fire, creating a warm and inviting focal point.

Leading on from the hallway is a ground-floor shower room, tiled to both walls and floor and fitted with a walk-in shower cubicle. A ground-floor double bedroom overlooks the rear garden and benefits from a range of fitted wardrobes, making it ideal for anyone requiring ground-floor living.

The second reception room provides a perfect dining space and leads directly into the rear kitchen extension. The kitchen is fitted with a range of wooden-fronted units, a built-in oven and hob, and enjoys access out to the garden, creating a practical and sociable layout for everyday living.

Stairs rise to the first floor, where there are two further double bedrooms, along with access to the partially boarded eaves space, providing valuable and easily accessible storage.

Lounge 20'4" x 14'9" (6.2m x 4.5m)

Dining Room 10'2" x 9'10" (3.1m x 3m)

Kitchen 10'2" x 9'10" (3.1m x 3m)

Bedroom 1 12'9" x 10'2" (3.9m x 3.1m)

Bedroom 2 10'5" x 9'6" (3.2m x 2.9m)

Bedroom 3 10'11" x 10'5" (3.35m x 3.2m)

Bathroom 6'0" x 5'4" (1.85m x 1.65m)

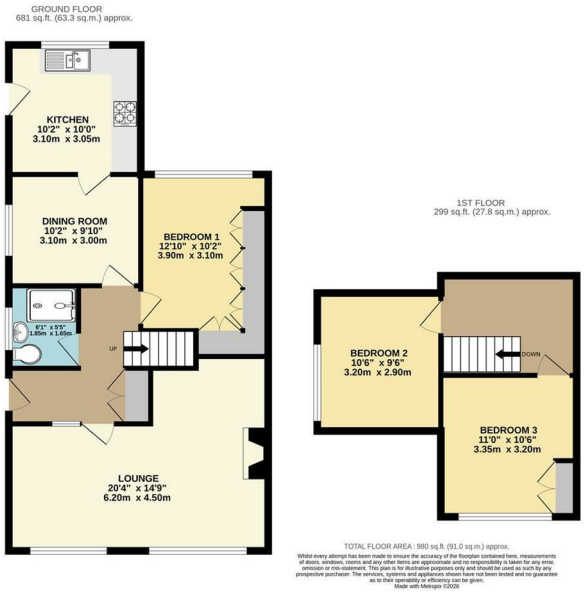
AGENT NOTES

Parking: off street parking is available with this property.

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

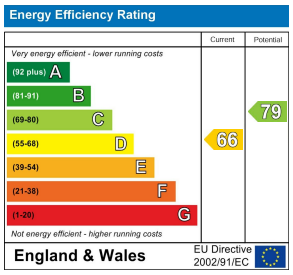
Council Tax Band: B

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



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