



Daisy Cottage, Enholmes Lane, Patrington, Hull, HU12 0PR

Asking Price **£159,500**

A FINE OPPORTUNITY TO PURCHASE A STUNNING READY TO MOVE INTO PROPERTY SET WITHIN THIS MOST ATTRACTIVE GRADE II LISTED EXCLUSIVE DEVELOPMENT SITUATED IN A WONDERFUL RURAL LOCATION ON THE OUTSKIRTS OF THE THRIVING VILLAGE OF PATRINGTON. HAVING BEEN RECENTLY COMPLETED THE PROPERTIES RANGE FROM TWO BEDROOM COTTAGES TO FOUR BEDROOM BARN CONVERSIONS WITH PRICES VARYING FROM £159,500 TO £235,000. CONTACT BEERCOCKS FOR FULL DETAILS.





Location: Patrington is a small country village approximately 17 miles to the east of Kingston Upon Hull between the market town of Hedon and Withernsea where a range of amenities and shopping facilities are available.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With a staircase leading to the first floor, understairs cupboard and stone tiled flooring.

Lounge: 13'5" x 9'10" (4.1m x 3m) With spotlighting, exposed beamed ceiling and brickwork.

Kitchen: 13'5" x 7'10" (4.1m x 2.4m) With a matching range of cream fronted wall and base units plus breakfast bar, one and a quarter ceramic sink and drainer unit with mixer tap over, built-in electric oven with five ring gas hob and hood over, integrated fridge, freezer and dishwasher, space for an integrated washer/dryer, spotlighting and stone tiled flooring. The gas central heating boiler unit is located here.

First Floor

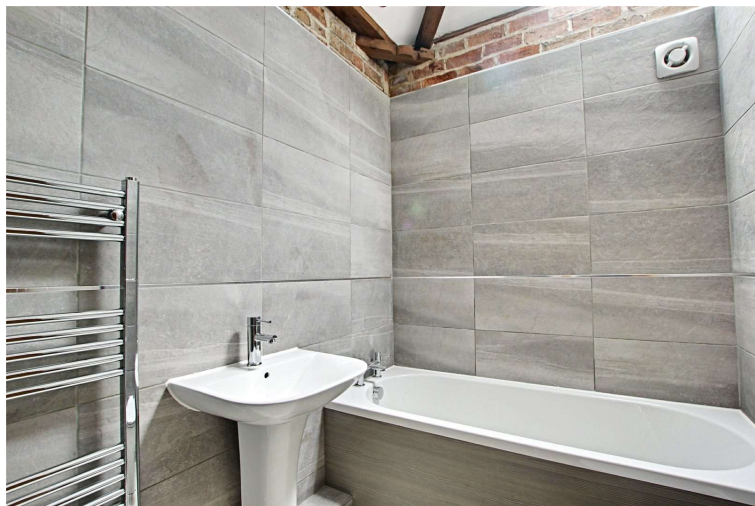
Landing: A galleried landing with feature exposed brickwork and spotlighting.

Bedroom One: 13'1" x 9'10" (4m x 3m) Featuring a vaulted ceiling with exposed brickwork and beams, spotlighting and two windows.

Bedroom Two: 13'1" x 7'9" (4m x 2.36m) Featuring a vaulted ceiling with exposed brickwork and beams, spotlighting and window to the front aspect.

Bathroom: 6'7" x 5'7" (2m x 1.7m) With a four piece suite comprising alcove shower cubicle, panelled bath, low level WC, pedestal wash hand basin, chrome towel radiator, vaulted ceiling with tiled walls, wood effect tiled flooring, spotlighting and sky light window.

Outside: There is a car park to the rear with parking for two cars.



Agents Note: Please note there will be an annual service charge of £500 (per year) which will be payable to the Enholmes Farm management company to maintain the communal areas and street lighting etc.

Services: Mains LPG gas, electric and drainage are connected to the property.

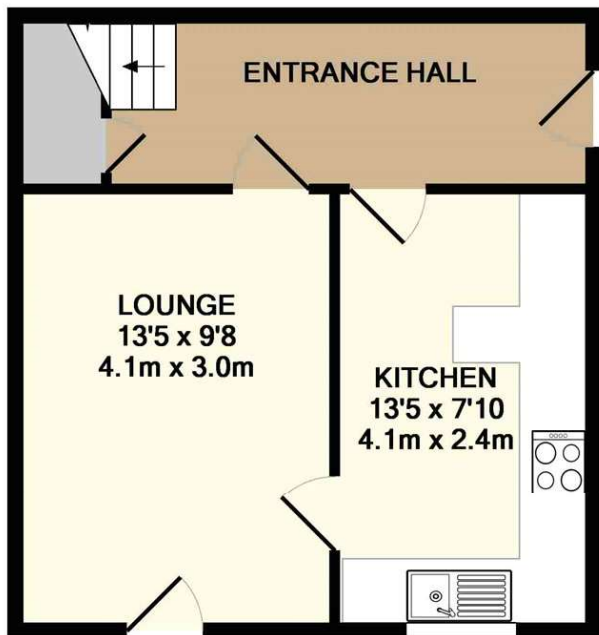
Fixtures And Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

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

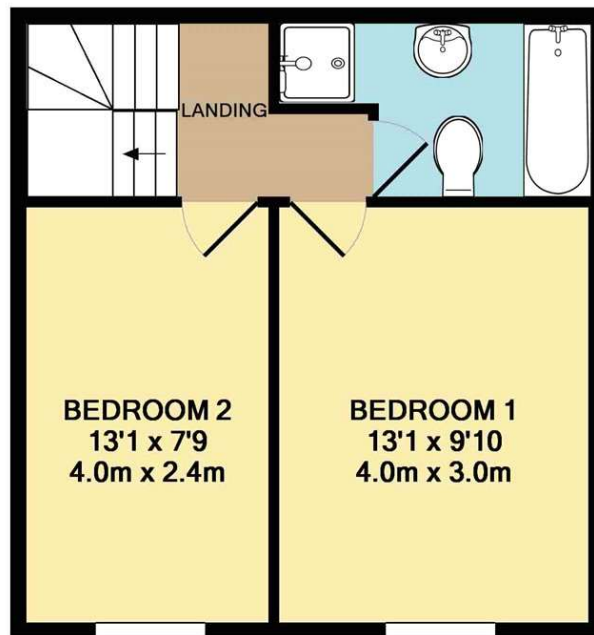
Viewings: Strictly by appointment with the sole agents.

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.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

DAISY COTTAGE, ENHOLMES LANE, PATRINGTON, HULL, HU12 0PR
TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 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 | | 107 |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

HEDON

1 ST AUGUSTINES GATE, HEDON, HULL, HU12 8EU

T. 01482 891234

E. HEDON@BEERCOCKS.COM

