



Enholmes Lane, Patrington, Hull, East Yorkshire,
HU12 0PR

Asking Price £245,000

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: With stone flagged flooring and exposed timber beams.

Lounge/Dining Room: 24'5" x 18'1" (7.44m x 5.5m) Double doors lead from the garden into the open plan lounge/dining room with exposed brick feature walls, exposed timber beams and door to ...

Kitchen: 14'6" x 15' (4.42m x 4.57m) With a comprehensive range of wall, floor and drawer units with preparation surfaces over, ceramic sink and drainer inset, tiling to splashback, USA style fridge/freezer, integrated oven, five burner hob and hood in stainless steel, integrated dishwasher, exposed timber beams, tiled flooring and window to the front.

Utility Room: 7'8" x 3'7" (2.34m x 1.1m) Work surfaces with plumbing for automatic washing machine beneath, stainless steel sink and drainer with storage beneath, tiling to splashback and tiled flooring.

First Floor

Bedroom 1: 15'10" max x 12' (4.83m max x 3.66m) With window to the front aspect with views over neighbouring farmland, Velux roof window and exposed timber beams.

En-suite: With step-in shower enclosure, low flush w.c. and wash hand basin.

Bedroom 2: 15'1" x 11'3" (4.6m x 3.43m) With window to the front with views over neighbouring farmland, exposed timber beams and feature exposed brick wall.

En-suite: With step-in shower enclosure, low flush w.c. and wash hand basin.

Bedroom 3: 15'8" x 9'4" (4.78m x 2.84m) With window to the front aspect.



Bedroom 4: 14'5" x 9'4" (4.4m x 2.84m)
With two Velux windows, exposed timber beams and historic ironwork features.

Bathroom: 7'7" x 9' (2.3m x 2.74m) Fully tiled with a suite in white comprising panelled bath, low flush w.c., separate step-in shower enclosure and wash hand basin, chrome towel radiator and Velux roof window.

Outside: There is a lawned garden with fence to the perimeter and views to neighbouring farmland.

Agents Note: An annual service charge of £500 is payable to the Enholmes Farm Management Company to maintain the communal areas and street lighting etc.

Fixtures & 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.

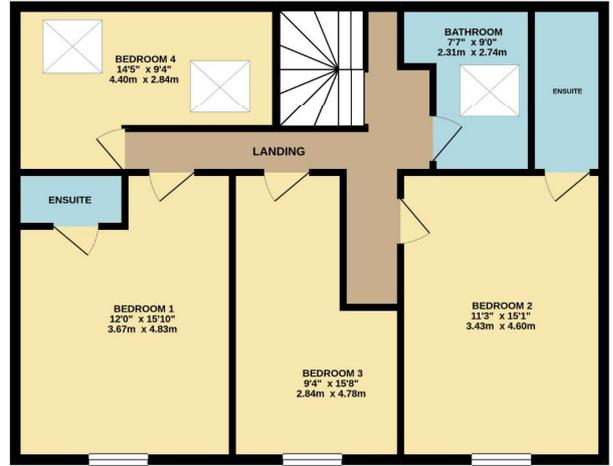
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hedon office on 01482 891234. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up 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
826 sq. ft. (76.7 sq. m.) approx.



1ST FLOOR
826 sq. ft. (76.7 sq. m.) approx.



TOTAL FLOOR AREA : 1652 sq. ft. (153.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LEDON

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

T. 01482 891234

E. LEDON@BEERCOCKS.COM

