



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

Asking Price £175,500

A FINE OPPORTUNITY TO PURCHASE A STUNNING READY TO MOVE INTO
PROPERTY SET WITHIN THIS MOST ATTRACTIVE GRADE II LISTED EXCLUSIVE
DEVELOPMENT SIUTATED IN A WONDERFUL RURAL LOCATION ON THE OUTSKIRTS





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

Via door to...

Kitchen: 20'4" x 10'10" (6.2m x 3.3m) A spacious kitchen with a matching range of beech fronted wall and base units with complementing white work surfaces and metro splashback tiling. One and a half bowl 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, stone tiled flooring and exposed beamed ceiling. A staircase leads to the first floor.

Cloakroom: With a low level WC and wash hand basin.

Lounge: 20'4" x 12'2" (6.2m x 3.7m) A good sized room with window to the front aspect and spotlighting.

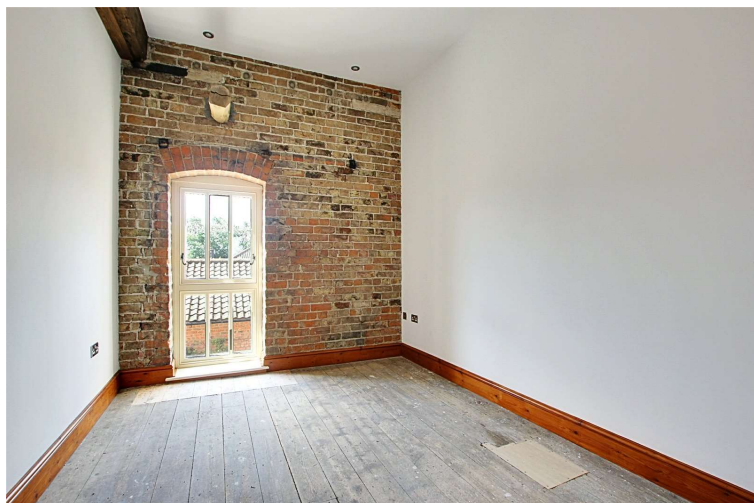
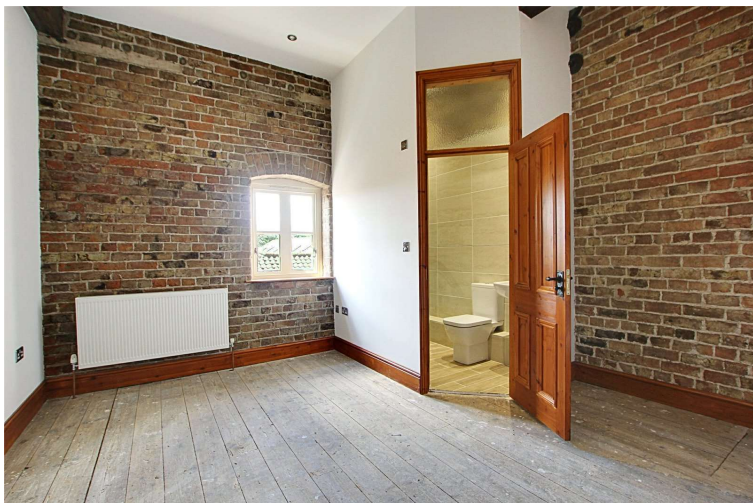
First Floor

Landing: With sky light window and access to a loft space.

Bedroom One: 13'9" x 13'1" (4.2m x 4m) With spotlighting and window to the front aspect.

En Suite: 7'3" x 4'3" (2.2m x 1.3m) With a three piece suite comprising quadrant shower cubicle, low level WC, pedestal wash hand basin, extractor fan, chrome towel radiator, grey tiled walls, wood effect tiled flooring and spotlighting.

Bedroom Two: 13'9" x 9'6" (4.2m x 2.9m) With a window to the front aspect and spotlighting.



Bathroom: 5'11" x 8' (1.8m x 2.44m)

With a four piece suite comprising quadrant shower cubicle, panelled bath, low level WC, pedestal wash hand basin, chrome towel radiator, grey tiled walls, wood effect tiled flooring, spotlighting and sky light window.

Agents Note: Please note there will be an annual service charge of £500 (per year) which will be payable to the Enholmse 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.

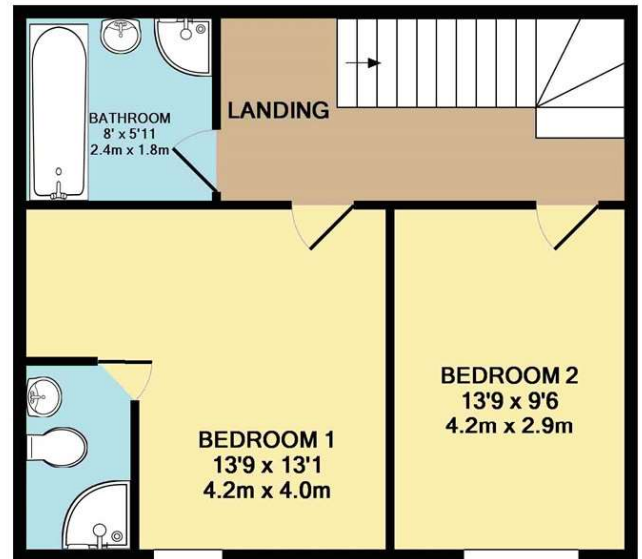
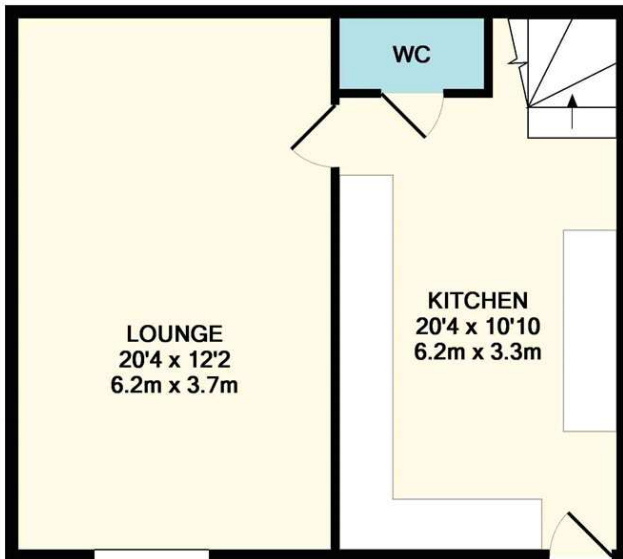
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

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!



CLOVER COTTAGE, ENHOLMES LANE, PATRINGTON, HULL, HU12 0PR
TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 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		105
(92+) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

HEDON

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