



Foxglove House, Enholmes Lane, Patrington, Hull,
HU12 0PR

Asking Price £235,000

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 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.

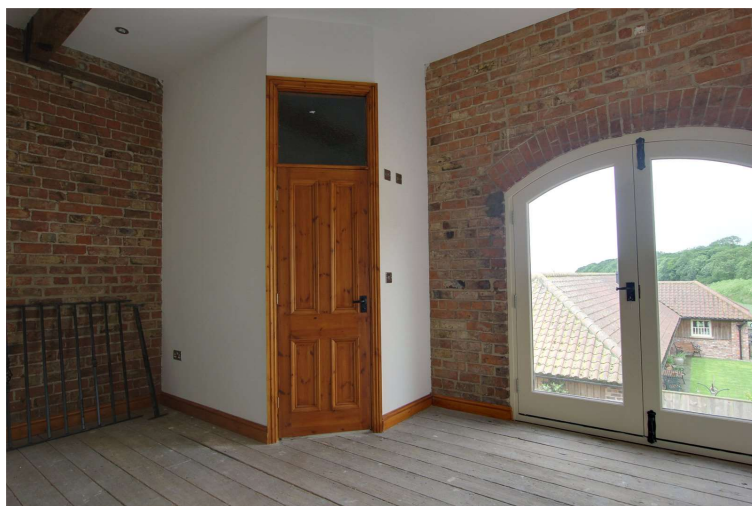
Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With a central staircase leading to the first floor, exposed beamed ceiling, spotlighting and stone tiled flooring.

Cloakroom: With a low level WC, wash hand basin, extractor fan, spotlighting and stone tiled flooring.

Lounge/Diner: 25'3" x 17'5" (7.7m x 5.3m) A spacious room with French doors to the side of the property, exposed beamed ceiling and spotlighting.

Kitchen: 12'10" x 11'2" (3.9m x 3.4m) With a matching range of cream gloss fronted wall and base units with complementing grey work surfaces. One and a quarter ceramic sink and drainer unit with mixer tap over, built-in electric oven with five ring gas hob and stainless steel hood over, integrated fridge, freezer and dishwasher, space for an integrated washer/dryer, spotlighting, stone tiled flooring and exposed beamed ceiling. The gas central heating boiler unit is located here.



First Floor

Landing: With a vaulted ceiling and exposed beams, spotlighting and access to the loft space.

Bedroom One: 15'9" x 13'1" (4.8m x 4m) With original beamed ceiling, spotlighting and French doors take full advantage of the countryside views.

En Suite: 6'11" x 4'1" (2.1m x 1.24m) With a three piece suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, extractor fan, chrome towel radiator, tiled walls, wood effect tiled flooring and spotlighting.

Bedroom Two: 14'5" x 9'2" (4.4m x 2.8m) With a window to the front aspect and spotlighting.

Bedroom Three: 11'10" x 9'10" (3.6m x 3m) With window to the rear aspect and spotlighting.

Bathroom: 9'2" x 5'5" (2.8m x 1.65m) With a luxury four piece suite comprising large shower cubicle, panelled bath, low level WC, pedestal wash hand basin, chrome towel radiator, tiled walls, wood effect tiled flooring, spotlighting and sky light window.



Outside: There is a lawned garden with a pathway leading to the car park.

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.

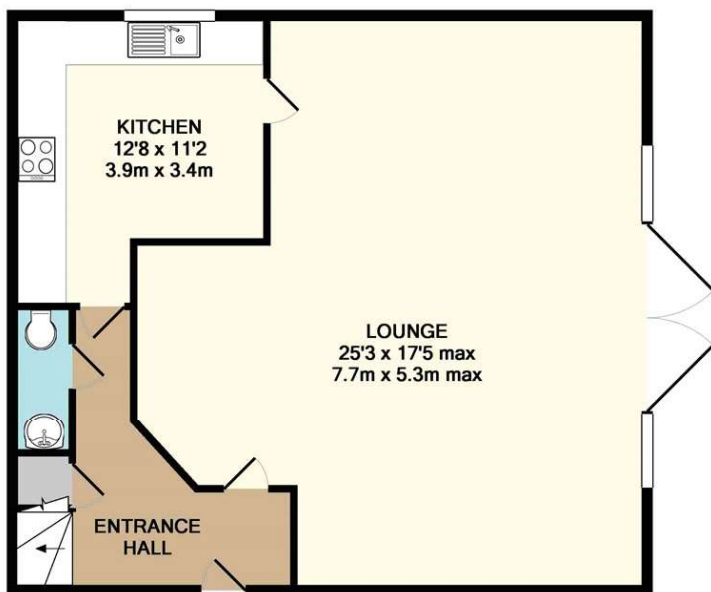
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

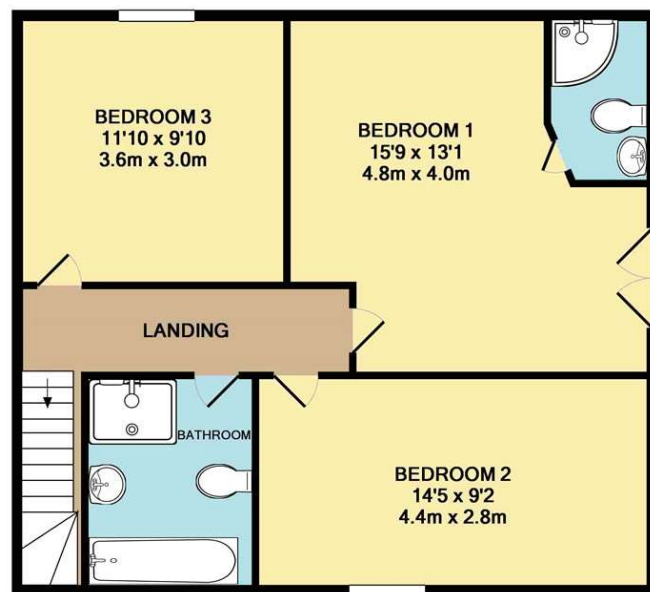
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hedon office on 01482 891234. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up

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!



GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)

FOXGLOVE HOUSE, ENHOLMES LANE, PATRINGTON, HULL, HU12 0PR
TOTAL APPROX. FLOOR AREA 1406 SQ.FT. (130.6 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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HEDON

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

T. 01482 891234

E. HEDON@BEERCOCKS.COM

