



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

Welcome to

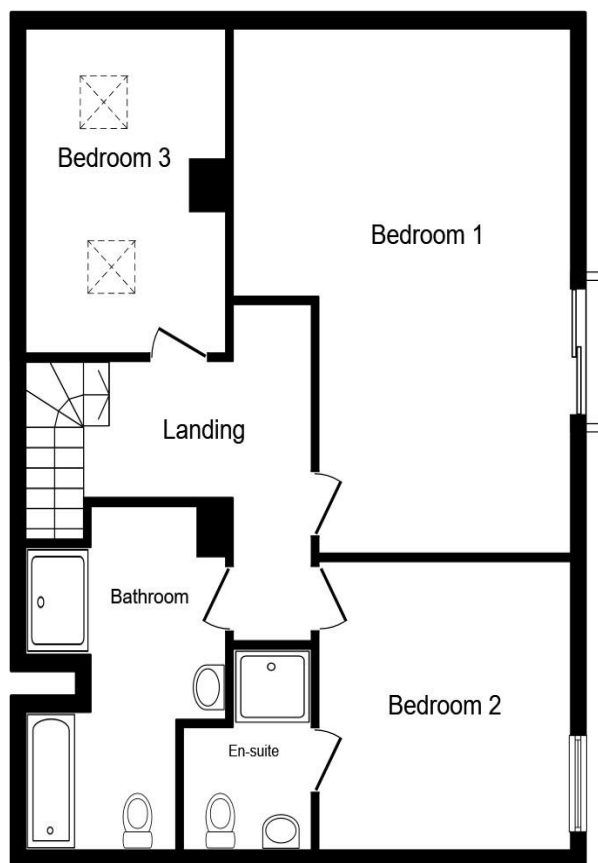
Rye House, Enholmes Lane, Patrington, Hull

William H Brown are delighted to market this beautifully presented and rarely available home, offering modern comfort and charming surroundings. With quirky features throughout such as skylights, beamed ceilings and light tunnels, as well as modern luxuries such as a large family bathroom.





Ground Floor



First Floor

Total floor area 133.4 m² (1,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

12' 3" max x 8' 6" max (3.73m max x 2.59m max)

WC

4' 1" max x 2' 6" max (1.24m max x 0.76m max)

Lounge

17' 2" max x 13' 9" max (5.23m max x 4.19m max)

Kitchen - Dining Room

25' 1" max x 12' 9" max (7.65m max x 3.89m max)

Landing

Bedroom 1

21' 4" max x 15' 7" max (6.50m max x 4.75m max)

Bedroom 2

11' 8" max x 11' 6" max (3.56m max x 3.51m max)

En Suite

7' 9" max x 5' 7" max (2.36m max x 1.70m max)

Bedroom 3

13' 1" max x 9' 5" max (3.99m max x 2.87m max)

Bathroom/Shower Room

13' 6" max x 9' 3" max (4.11m max x 2.82m max)

Loft Space

Not boarded out.

Please Note:

There is a maintenance fee of £550 P/A. Contact the branch for more details.

Please Note:

Waste from the property is served by a septic tank. Contact the branch for more details.

Please Note:

The property is Grade II Listed.

Welcome to

Rye House Enholmes Lane, Patrington, Hull

- GUIDE PRICE £320,000 - £340,000
- MODERN FULLY INTEGRATED KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- FEATURES SKY LIGHTS, LIGHT TUNNELS, AND SOLAR-POWERED BLINDS
- SPACIOUS FAMILY BATHROOM/SHOWER ROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£320,000 - £340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123486



Property Ref:
HDR123486 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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