



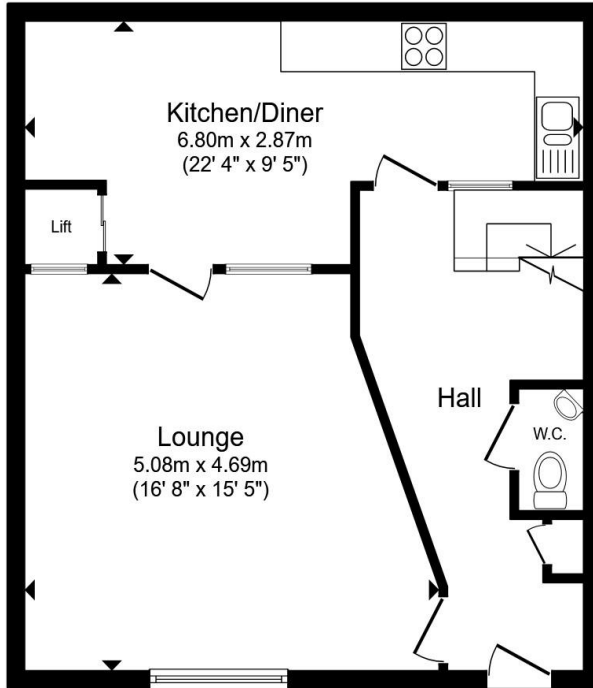
Primrose Cottage, Enholmes Lane, Patrington, Hull, HU12 0PR

Welcome to

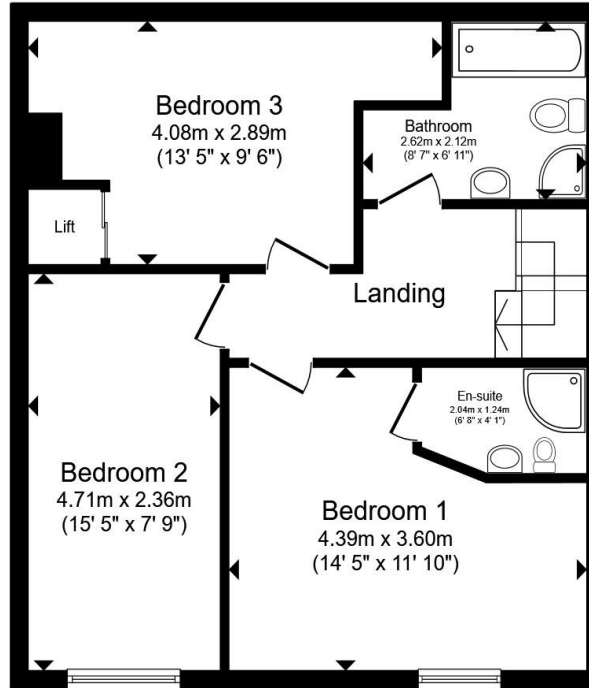
Primrose Cottage, Enholmes Lane, Patrington, Hull

Grade II listed, in a conservation area, with local rural walks. William H Brown are thrilled to present this exceptional three-bedroom barn conversion at the prestigious Enholmes Farm development, beautifully blending character and modern living, with the rare advantage of a lift.





Ground Floor



First Floor

Total floor area 105.5 m² (1,135 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

Living Room

16' 8" max x 15' 5" max (5.08m max x 4.70m max)

Kitchen-Dining Room

22' 4" x 9' 5" (6.81m x 2.87m)

Downstairs Cloakroom

Landing

Bedroom 1

14' 5" x 11' 10" (4.39m x 3.61m)

Ensuite

6' 8" x 4' 1" (2.03m x 1.24m)

Bedroom 2

15' 5" x 7' 9" (4.70m x 2.36m)

Bedroom 3

13' 5" x 9' 6" (4.09m x 2.90m)

Bathroom

8' 7" x 6' 11" (2.62m x 2.11m)

Agent's Note:

Please note that this property has a restriction on holiday home use.

Agent's Note:

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

Agent's Note:

We have been advised that there is the possibility to convert the loft with a spiral staircase leading from the first floor to the loft space, subject to planning approval. Previous plans have been provided by the current vendors and are held on file. Please enquire within the branch for further information and seek advice from your conveyancer.

Agent's Note:

This property is grade II listed. Please enquire for further information.

Agent's Note:

The property is in a conservation area.

Please Note:

This property has a maintenance charge of £550 pcm for communal areas, communal lighting and septic tank maintenance. Please enquire for further information.

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Primrose Cottage, Enholmes Lane, Patrinton, Hull

- GUIDE PRICE £270,000 - £290,000
- STUNNING THREE BEDROOM HOME WITH THE ADDED BENEFIT OF A LIFT
- COUNCIL TAX BAND: C
- GRADE 2 LISTED PROPERTY IN A CONSERVATION AREA
- STYLISH FINISH AND WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124050



Property Ref:
HDR124050 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk