



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



39 Northside

£725 Per Month

Patrington, HU12 0PB



Rent £725 pcm Deposit £836.00

Semi-detached cottage located in the heart of this popular village, styled in a traditional fashion in keeping with the age of the property and retaining plenty of character and charm. The accommodation comprises: entrance hall, ground floor WC, living room, fitted kitchen with gas fired AGA and separate utility room, two first floor double bedrooms and house bathroom, with courtyard style gardens to the front and rear.





Entrance Hall

WC 459'4" x 278'10" (140 x 85)

1.40m x 0.85m (4' 7" x 2' 9")

Lounge 1738'10" x 1312'4" (530 x 400)

5.30m x 4.00m min (17' 5" x 13' 1")

Kitchen 1312'4" x 1148'4" (400 x 350)

4.00m x 3.50m (13' 1" x 11' 6")

Utility

Landing

Bedroom One 1213'11" x 1066'3" (370 x 325)

3.70m x 3.25m (12' 2" x 10' 8")

Bedroom Two 1213'11" x 771'0" (370 x 235)

3.70m x 2.35m (12' 2" x 7' 9")

Bathroom 524'11" x 557'9" (160 x 170)

1.60m x 1.70m (5' 3" x 5' 7")

Garden

To the front of the property is a small walled garden with a hand gate to the roadside. To the rear is a hard standing courtyard style patio with mature plants.

AGENT NOTES

Parking: Off street parking available

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

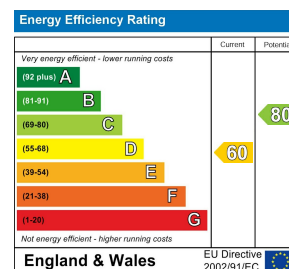
Please be aware this property is listed and has a working gas fired AGA.

Council tax band B



Energy Efficiency Graph

Tenure:



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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