



# 12 OLD FARM CLOSE HULL

£700 Per Month

Situated in the charming village of Ottringham, this well-presented two-bedroom home offers comfortable and practical accommodation, ideal for professionals, couples, or small families seeking a peaceful countryside setting with convenient access to local amenities and surrounding towns.

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**FRANK HILL  
& SON**

Est. 1924

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The property features a bright and welcoming living room, providing an excellent space for relaxation and entertaining. The modern fitted kitchen offers ample storage and workspace, with room for dining and everyday family living.

Upstairs, there are two generously sized bedrooms, each benefiting from plenty of natural light. A contemporary family bathroom serves the property and is finished to a good standard.

Outside, the home enjoys private outdoor space, perfect for enjoying the warmer months, along with convenient parking facilities.

### **Living Room**

14'11" x 11'6" (4.57 x 3.53)

A very spacious living room, carpeted floor, a square bay window overlooking the front, includes an under stairs cupboard

### **Kitchen Diner**

11'3" x 14'6" (3.453 x 4.439)

Modern kitchen diner with an integrated dishwasher, hob and oven unit, and fridge freezer. Laminated floor with a window that overlooks the conservatory.

### **Sun Room/ Utility**

12'0" x 7'1" (3.674 x 2.174)

Wood effect flooring, built in cupboard with piping for a washing machine, patio doors leading out to the rear garden.

### **Main Bedroom**

14'6" x 14'1" (4.441 x 4.297)

Grey carpet, lightly painted walls, fixed mirror with light bulb effect lights, arial for a television.

### **Bedroom 2**

8'9" x 13'10" (2.669 x 4.224)

Grey carpeted floor, built in wardrobes with mirrored doors, window overlooking the back

### **Bathroom**

5'5" x 7'9" (1.658 x 2.379)

Tiled effect flooring, white bathroom suite including a toilet, over head shower, bath, sink unit with cupboards. It has a built in towel radiator, mirror and shower screen

### **Outside**

The property benefits from a generous, enclosed rear garden, offering a private and secure outdoor space ideal for relaxing, entertaining, or family enjoyment. Featuring a well-maintained lawn, paved patio area, and useful garden storage shed, the garden is both practical and easy to maintain. The sunny aspect provides an excellent space for outdoor dining and enjoying the warmer months. The front of the house also includes a driveway with room for multiple vehicles

### **Additional Information**

COUNCIL TAX

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

SERVICES

Mains water, electric, and gas

MISDESCRIPTIONS/MEASUREMENTS

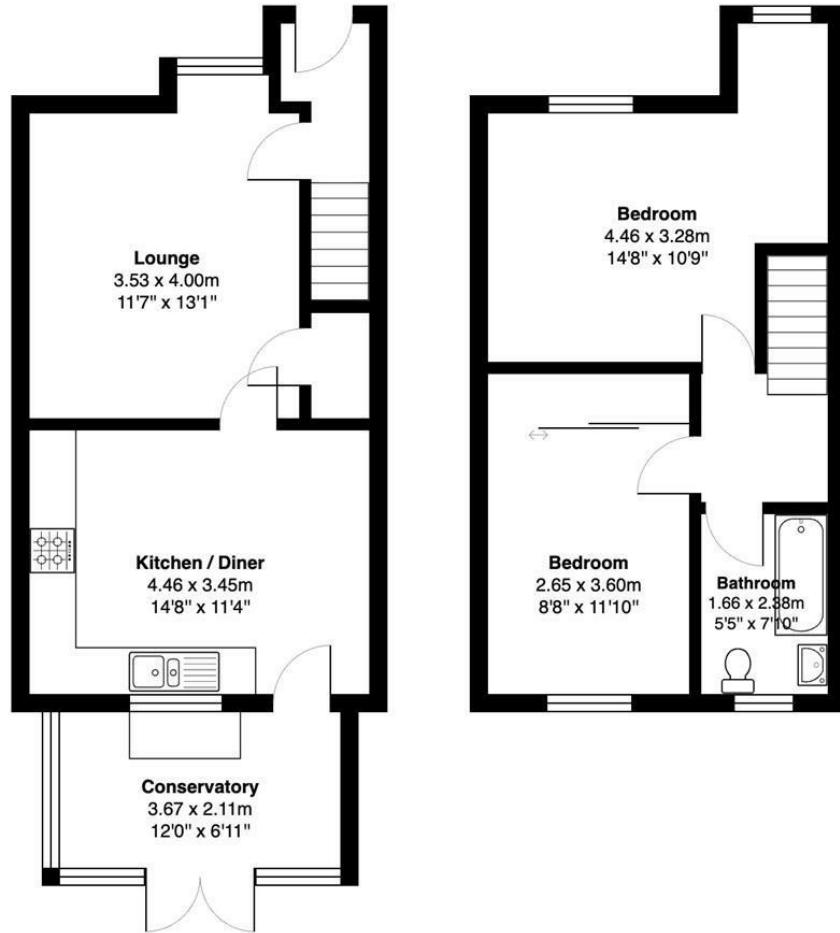
The measurements used in these Particulars are for guidance only.



The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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