



## 6A HIGH STREET

**£125,000**  
**FREEHOLD**

Welcome to this charming mid-terrace house nestled in the picturesque village of Patrington.

From the moment you step inside, you'll be enchanted by the character and charm that exudes from every corner of this home. The cosy living room is perfect for relaxing evenings by the fireplace, while the spacious kitchen is ideal for culinary creations.

Upstairs, you'll find two lovely bedrooms and a bathroom. Outside, the garden provides a peaceful retreat for enjoying your morning coffee or hosting gatherings with friends and family.

The property is Title No YEA25523.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



### Lounge

This property offers endless potential for those looking to put their own personal touch on it, especially in the lounge overlooking the high street. The lounge is adorned with a beautiful log burner, perfect for those cold winter nights

### Kitchen

This stunning home boasts a sleek and contemporary kitchen complete with grey units and oak effect worktops, perfect for whipping up delicious meals for friends and family.

### Utility

The utility room also features ample space for plumbing, making laundry days a breeze. The utility has modern grey units with an oak-effect worktop.

### Staircase leading up to the right

### Bathroom

The bathroom is complete with an electric shower, double-glazed windows that bring in ample natural light, two sinks for added convenience, and a WC.

### First Bedroom

First bedroom with built-in wardrobes, providing ample storage space for all your belongings. Window to the rear overlooking the lush garden and views of St Patrick Church, creating a peaceful and serene atmosphere.

### Second set of stairs

### Second Bedroom

This second bedroom has a window to the front that overlooks the vibrant high street below.

### Garden

This home, located in a tranquil setting, boasts a large garden with a picturesque pond, perfect for relaxing weekends and entertaining guests. Please refer to the plan for the garden.

### Additional Information

#### TENURE

Freehold with Vacant Possession on Completion

#### PLANNING

All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E

#### AGENTS NOTES

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

#### SERVICES

Mains Water, Gas, Electricity & Drainage are believed to be connected.

#### MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only.





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

#### WAYLEAVES/RIGHTS OF WAY/EASEMENTS

The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

#### PLANS AND PARTICULARS

The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

#### VIEWING- STRICTLY BY APPOINTMENT ONLY

#### ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these articles, give notice that

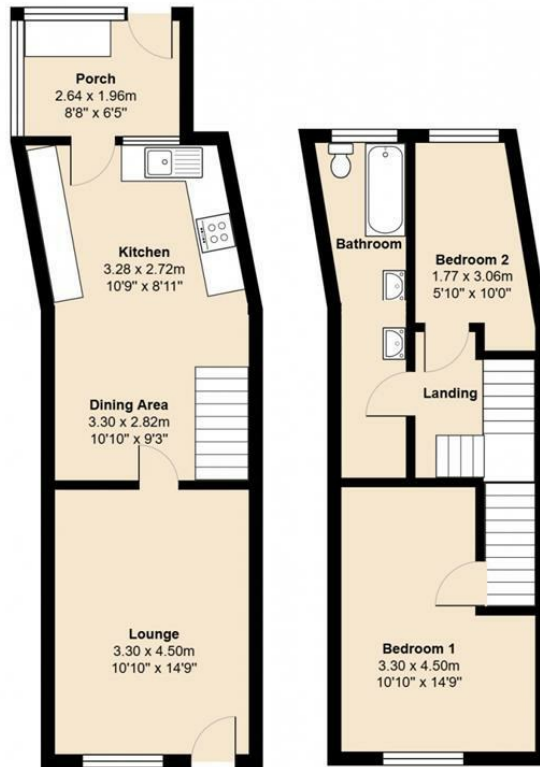
- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or

representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.

- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property



6a High Street



Total Area: 73.7 m<sup>2</sup> ... 794 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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