



## TWO STEPS, CLARKS LANE PATRINGTON

**£265,000**  
**FREEHOLD**

Frank Hill & Son are pleased to offer this two-bedroom bungalow to the market it offers a peaceful retreat with its surrounding gardens and serene atmosphere. The property features convenient off-street parking, making coming home a breeze.

But that's not all - imagine the possibilities with the pre-planning enquiry regarding the conversion of the outbuilding into a separate dwelling!

Schedule a viewing today and see how this bungalow can become your dream home!

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



### Entrance Porch

As you make your way through the front entrance porch, you'll immediately notice its potential to be transformed into a multi-use space for all your utility needs.

### Kitchen

Nestled in the picturesque countryside, this charming home boasts a kitchen that will take your breath away with its stunning views of the rolling hills. The oak effect kitchen units blend seamlessly with the natural surroundings, creating a warm and inviting space to cook and entertain.

### Bathroom

The bathroom is equipped with a three-piece bathroom suite complete with an electric shower.

### Hallway

Spacious hallway featuring a built-in storage cupboard, perfect for keeping your belongings organized. The hallway also provides access to the loft, offering additional space for storage or potential expansion. As you make your way through the home, you'll find a rear door leading to the open landscaped gardens.

### Bedroom 1

This property features a double bedroom at the front of the house, complete with a double-glazed window that allows natural light to flood the room.

### Bedroom 2

This charming double-bedroom home offers stunning views of the garden.

### Lounge

Spacious lounge area that overlooks the gardens, creating a serene and peaceful atmosphere.

### Rear Porch

Boasting a rear small porch that leads to a tranquil back garden, this property is perfect for those who love to enjoy the outdoors.

### Gardens

Surrounded by large gardens, a vegetable patch, and a picturesque slope garden to the rear overlooking stunning countryside views, this property is truly an oasis of serenity. The front of the property has 2 garages and multiple sheds ideal for additional storage. A railway shed runs along side the property, ideal for storing additional items.

### Out Building

This property boasts a spacious outbuilding with over 2 floors, providing endless opportunities.

Planning - 19th October 2016 - East Riding The conversion of this outbuilding to a separate residential dwelling is considered to be acceptable in principle. Further information is available on request.

### 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 - D

### 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 particulars, 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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