

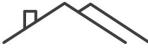


WHITE COTTAGE ELSTRONWICK

**£269,000
FREEHOLD**

Nestled in the charming village of Elstronwick, this picture-perfect family cottage presents a wonderful opportunity for those seeking a tranquil lifestyle. With three spacious bedrooms and two inviting reception rooms, this home offers ample space for family gatherings and entertaining guests. The property features a well-appointed bathroom, ensuring comfort for all residents.

This property is ideal for families or individuals looking to invest in a home that combines character with the opportunity for personalisation. With its picturesque surroundings and the promise of a rewarding renovation project, this cottage in Elstronwick is not to be missed. Embrace the chance to transform this lovely house into a warm and welcoming family haven.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



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One of the standout features of this delightful cottage is the large outdoor area, which boasts a beautiful orchard filled with apple and plum trees. This serene setting is perfect for enjoying the fresh air, gardening, or simply unwinding in nature. The views over the surrounding fields add to the idyllic atmosphere, making it a truly peaceful retreat.

While the cottage is in need of renovation, it provides a blank canvas for those with a vision to create their dream home. The inclusion of a mezzanine adds an extra layer of charm and potential, allowing for creative use of space. This property is ideal for families or individuals looking to invest in a home that combines character with the opportunity for personalisation.

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Lounge

18'10" x 11'5" (5.75 x 3.49)

Large lounge with triple aspect views and french doors leading to the garden

Kitchen/Diner

18'9" x 10'9" (5.725 x 3.296)

Fitted wooden kitchen with island separating space for dining table. Various rooms leading off including pantry, downstairs toilet and back hallway leading to garden.

Cloakroom

4'9" x 6'11" (1.466 x 2.127)

Downstairs toilet comprising toilet and sink



Lounge

11'0" x 19'1" (3.378 x 5.83)

Large lounge leading off kitchen with french doors to opening into the garden.

Storage cupboard previously used as small utility room.

Open stairs leading to first floor mezzanine with window in

Bedroom 1

10'6" x 11'3" (3.209 x 3.447)

Large double bedroom with window facing the front of the property.

Carpeted flooring, fitted wardrobes and sink

Bathroom

7'1" x 9'10" (2.17 x 2.999)

Large bathroom with carpeted flooring throughout comprising large shower with grabrails, sink within a unit, small window and a raised toilet.

Bedroom 2

11'10" x 11'7" (3.612 x 3.531)

Large double bedroom with 2 windows, one overlooking the front of the property and one overlooking the orchard. Bedroom also has an archway which leads into the third, single bedroom

Bedroom 3

10'11" x 7'2" (3.33 x 2.207)

Leading from the bedroom through an archway, a single bedroom with window overlooking back garden and built-in double door cupboard.

Previously used as a dressing room

Oustide

Large, well-established garden which wraps around the property. Gate at the front of the property for added security.

Greenhouse and summerhouse in situ

Large parking area with up-and-over electric garage door which has plenty of room for storage.

Orchard area boasting plum trees and apple trees, both with ample amounts of fruit.



Additional Information

TENURE

Freehold with Vacant Possession on Completion

PLANNING

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

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC and floorplan

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 and Electricity are believed to be connected. Central heating powered by an oil boiler. Tank for the oil on the driveway. Septic Tank in situ for foul drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 +5% or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

ADDITIONAL INFORMATION

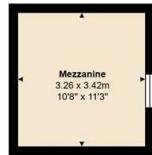
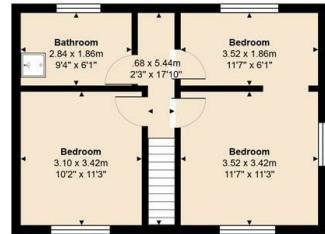
Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that

- 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.
- Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.



White Cottage

Total Area: 121.7 m² ... 1310 ft²
All measurements are approximate and for display purposes only

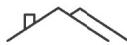


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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