



**29 INGS LANE
PATRINGTON
HU12 0PN**

**£155,000
FREEHOLD**

Nestled in the charming village of Patrington, Hull, this delightful three-bedroom house on Ings Lane offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms provide ample space for family living or guest accommodation, ensuring everyone has their own sanctuary.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



- 3 spacious bedrooms • 1 modern bathroom • Cosy reception room • Charming house on Ings Lane • Located in Patrington, Hull

Living Room

Living Room

Located at the front of the house, this cozy living space features wall-to-wall carpeting for comfort and warmth. Large patio doors at the rear allow for ample natural light and provide easy access to the garden or outdoor area. The room is centered around a traditional gas fire, complete with a back boiler, offering both ambiance and efficient heating.

Kitchen/Diner

Fitted Kitchen

A well-equipped fitted kitchen featuring gas cooking facilities and practical cladded walls for easy maintenance. The floor is finished with durable lino, ideal for everyday use. There is ample space to accommodate a washing machine and an under-counter fridge freezer. Additional convenience is provided by a useful understairs storage area, perfect for pantry items or household essentials.

Bathroom

Bathroom

This fully tiled bathroom features floor-to-ceiling tiles for a clean and modern look. It includes a bath with an electric shower overhead, a sink, and a practical white storage unit. The lino flooring adds durability and is easy to maintain, making the space both functional and stylish.

Bedroom 2

This room benefits from pleasant views and is enhanced by double glazing, ensuring warmth and noise reduction. A built-in storage cupboard provides practical space-saving solutions, while the carpeted flooring adds comfort and a homely feel throughout.

Master Bedroom

This spacious, carpeted bedroom offers comfort and style, featuring

modern built-in wardrobes that provide ample storage while maintaining a sleek, contemporary look. The design maximizes space and enhances the overall aesthetic of the room.

Bedroom 3

Fully carpeted for added comfort and warmth, creating a cozy and inviting atmosphere.

Garden

Exterior

The property boasts a well-maintained outdoor space featuring a combination of wooden decking, a flagged stone patio, and a neatly kept lawn—ideal for both relaxation and entertaining. An extensive driveway provides ample off-road parking and leads to a garage, offering additional storage or workshop potential.

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

Awaiting Epc

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



- Close to local amenities • Easy access to transport links • Ideal for families • Viewing recommended • Great investment opportunity

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

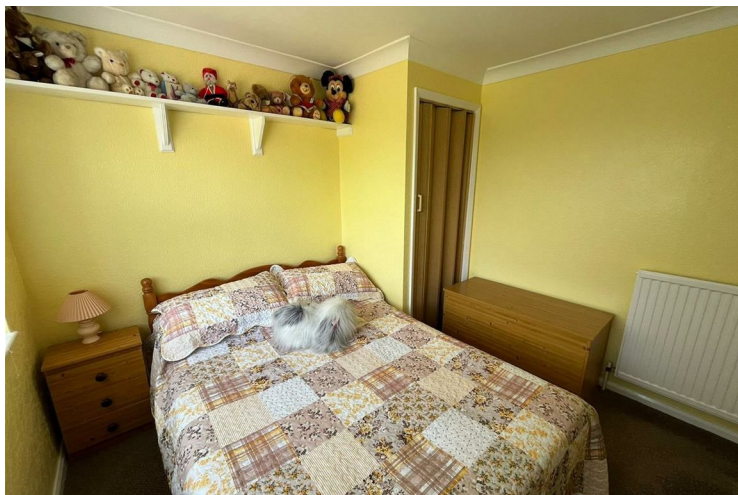
The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed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

VIEWING- STRICTLY BY APPOINTMENT ONLY

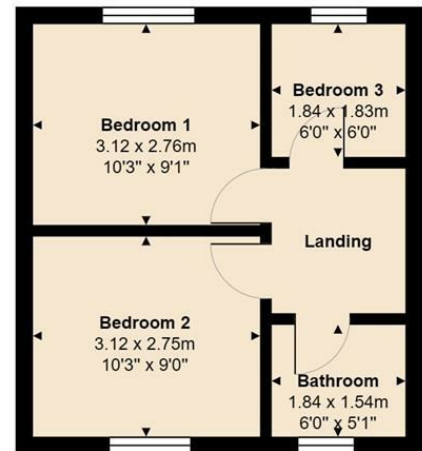
ADDITIONAL INFORMATION

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



29 Ings Lane



Total Area: 64.2 m² ... 691 ft²



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		
	62	77
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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