

TO LET

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



2 Pump Row, Patrington, Hull, HU12

£475 pcm

- DSS Allowed
- Full Double Glazing
- Close to Local Amenities
- First Floor Flat
- Two Double Bedrooms
- Large Bathroom
- Close to Local Amenities
- Deposit of £475 Required
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We are delighted to offer to the rental market this spacious first-floor flat in the vibrant village of Patrington. It is situated Near the centre of the village and only a stone's throw away from local amenities.



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First Floor

Entrance Porch

The entrance door leads directly into the inner porch with stairs leading to the accommodation.

Lounge

3.90m x 4.01m (12' 10" x 13' 2") Dual aspect windows to the front, new carpet to the floor, ceiling lighting and central heating radiator, Door leading to the inner hall and further accommodation, loft access, TV and telephone points

Landing

With Central heating radiator, ceiling lighting, new carpet to the floor and boiler

Kitchen

2.10m x 2.50m (6' 11" x 8' 2") New kitchen with integrated oven and electric hob

Bedroom 1

3.30m x 4.80m (10' 10" x 15' 9") Large double bedroom with walk-in wardrobe, fresh décor and carpet, UPVC Window facing the street

Bedroom 2

3.50m x 4.10m (11' 6" x 13' 5") Large double bedroom with front facing UPVC windows, new décor and carpet

Bathroom

3.10m x 2.10m (10' 2" x 6' 11") Linoleum floor with white bath and shower cubicle with WHB and WC

Services

Mains Gas, electricity and drainage are connected to the property

Council Tax Band

We are informed by the East Riding of Yorkshire Council that the property falls into band "A"

Measurements

All measurements in these particulars are for guidance only and should not be relied upon.

