## **TO LET**

# (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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amenities.

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



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#### **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 capert to the floor and boiler

#### Kitchen

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



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.