

FOR RENT

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



12 Saffron Garth, Patrington, HU12

£600 pcm

- Off street parking
- Peaceful village location
- Garage
- Enclosed garden
- Good local facilities
- Two Double bedrooms
- Double glazing & Central heating
- Bond £600

Frank Hill & Son are pleased to offer to the market this two bedroom, semi-detached bungalow situated in the highly sought after village of Patrington. This property benefits from a large entrance way, living room - with a view of the front garden and electric fire with surround, newly decorated kitchen - with integrated electric oven and hob, 3 piece bathroom and two double bedrooms, all newly carpeted throughout. To the rear of the property is an enclosed garden. This mature garden is partially paved and consists of two greenhouses, at the front of the property is also a front garden, beautifully planted with flowers. Patrington is a quiet rural village located in the Holderness Countryside with several local facilities including a village shop, butchers, pharmacy, school. The village is easily accessed through a regular bus service commuting through local villages on a route to the seaside town Withernsea through to the City of Hull.



OnTheMarket

18 Market Place, Patrington, Hull HU12 ORB
Email • auctions@frankhillandson.co.uk
Website • <https://www.frankhillandson.co.uk/>
Telephone • 01964630531 Fax • 01964 631203



Living Room

3.34 x 4.69 This generously sized living room consists of a large bay window overlooking the front garden. Newly carpeted with an electric fireplace and one radiator.

Kitchen

3.06 x 2.84 This newly decorated kitchen consists of a range of base and wall units, with a double glazed window over the stainless steel sink facing onto the back garden. This kitchen has an integrated electric oven and hob, laminate flooring and access to the garden through the back door.

Bathroom

1.65 x 1.86 This is a 3 piece bathroom fitted with a bath and overhead electric shower, w/h/b and w/c. The bathroom has tiled walls and laminate flooring.

Bedroom 1

4.03 x 3.00 This bedroom is located at the rear of the property with a double glazed window overlooking the back garden. It is a newly carpeted double bedroom fitted with built in wardrobes and one radiator.

Bedroom 2

3.23 x 2.74 This bedroom is located at the front of the property with a double glazed window overlooking the front garden. It is a newly carpeted double bedroom with one radiator.

Garden

Enclosed garden with access through the gate at the back and through the kitchen door. This mature garden is partially paved with two greenhouses.

Garage

Brick garage to the right hand side of the property fitted with electricity and lights.

ADDITIONAL INFORMATION

COUNCIL TAX/BUSINESS RATES Council Tax Rating East Riding of Yorkshire Council B
ENERGY PERFORMANCE CERTIFICATE EPC Rating for this property: E

SERVICES Mains Water, 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.

VIEWING- STRICTLY BY APPOINTMENT ONLY

12 Saffron Garth Pattrington HULL HU12 0RF	Energy rating E
Valid until 15 October 2032	Certificate number 1332-9220-2209-0465-1296

Property type	Semi-detached bungalow
Total floor area	57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.