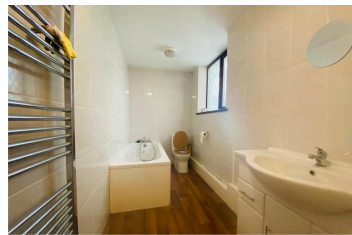


FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



3 Holderness Cottages Ryehill Hull HU12 9NH

Asking Price £145,000

- Generous Extending Gardens
- 3 Bedrooms
- Family Home
- Rural Location
- Peaceful Village
- Views of Open Fields
- Potential Opportunity for Off Road Parking Subject to Planning
- Council Tax Band A

Frank Hill & Son are delighted to present to the market this three-bedroom mid-terrace house in the peaceful village of Ryehill. This property is being sold without any chain, simplifying the purchasing process. An internal viewing is recommended to appreciate the full value of this house. This lovely home is ideal for investors or first-time buyers. This property is sure to appeal to a range of buyers and would lend itself perfectly to anyone looking for a family home with some modernisation.

The property features uPVC glazing throughout and comprises a lounge, kitchen, ground floor bathroom, conservatory, and three first-floor bedrooms. There is also a generously-sized rear garden and front garden with an opportunity to create off-road parking subject to planning.

To arrange a viewing, contact our office on 01964630531 or email property@frankhillandson.co.uk



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



Hallway

1.85m x 1.16m Upon entering the property, there is a porch with a UPVC door leading to the hallway. The hallway is decorated in neutral colors and has carpeted flooring.

Living Room

4.19m x 3.93m This spacious living room is perfect for families, featuring a central fireplace and UPVC windows that flood the room with natural light. The decor is neutral with cream carpeted flooring.

Kitchen

2.54m x 5.15m The kitchen offers plenty of storage space with a convenient pantry, and fitted with a range of wall and base units. It is equipped with an integrated electric oven and gas hob, and decorated in neutral tones with lino flooring. The kitchen provides ample room for several appliances, including a washing machine, tumble dryer, dishwasher, and refrigerator.

Conservatory

3.04m x 3.08m The conservatory, with its UPVC windows and French doors leading to the garden, floods the room with natural light. Lino flooring and a radiator complete the space.

Bathroom

3.34m x 1.43m This bathroom features a fully-tiled space with a vanity sink, WC, a heated towel rail, a bath and a showerhead and lino flooring.

Bedroom 1

3.84m x 3.08 This double bedroom features ample storage with fitted wardrobes, neutral decor and carpet flooring. UPVC windows provide beautiful views of the open fields.

Bedroom 2

2.49m x 3.52m This second rear-facing double bedroom has neutral decor, with UPVC windows overlooking the rear garden and carpeted flooring.

Bedroom 3

2.55m x 2.59m This single bedroom has a large fitted wardrobe, neutral decor, carpeted flooring, and UPVC windows overlooking the garden.

Garden

The rear garden is generously sized and perfect for families wanting plenty of space. There is a right of access over the neighboring property and a possibility for off-road parking in the front garden subject to planning.

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

COUNCIL TAX BAND RATING 'A'

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, 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.

