Whitakers
Estate Agents









59 Northside, Hull, HU12 0PB

£150,000

"LOOKING FOR A PROJECT? , A PROPERTY TO RELOVE AND MAKE YOUR OWN"
Take a look at this charming TRADITIONAL COTTAGE, set in the desirable village of Patrington!

This TRADITIONAL END OF TERRACED COTTAGE has an endearing appeal and presents a wonderful opportunity for new owners to love and make it their own.
The front entrance door opens into a cosy LOUNGE with feature fireplace and onto an open plan DINING KITCHEN with a door taking you out to the rear GARDEN & PATIO area, creating a lovely space for entertaining family & friends.
To the first floor are TWO BEDROOMS and the family BATHROOM with four piece suite.
The rear GARDEN has a paved the patio area, adorned with mature trees and shrubbery.
There is shared access to the GARAGE to the left of the cottages.
Call us today to arrange your viewing !

Accommodation Comprising

Entrance
Traditional front entrance door opens into the lounge.

Lounge



A cosy lounge with with feature fire surround, laminate flooring, radiator and sash widow to front elevation.

Lounge Fireplace



Feature fire surround with gas fire.

Dining Kitchen



Open plan dining kitchen with a range of fitted units to base and walls, contrasting work surface and tiled splashbacks. Built in oven and gas hob.

Plumbed for automatic washing machine and space for fridge freezer. Ample room for table & chairs. Window and door providing access to the rear garden. Radiator and tiled floor.

Kitchen



A range of fitted units.

Garden



A paved rear garden, adorned with mature trees and colourful shrubbery.

Bedroom One



A double bedroom with useful storage cupboard. Sash window to front elevation and radiator.

Bathroom



Panelled bath, shower cubicle, pedestal wash basin and low level W.C. Window and radiator.

Bedroom Two



A single bedroom with window and radiator.

Outside



Garage



A shared access to the left of the cottages provides access to the garage.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
EPC rating D

Making An Offer
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services.
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given

as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

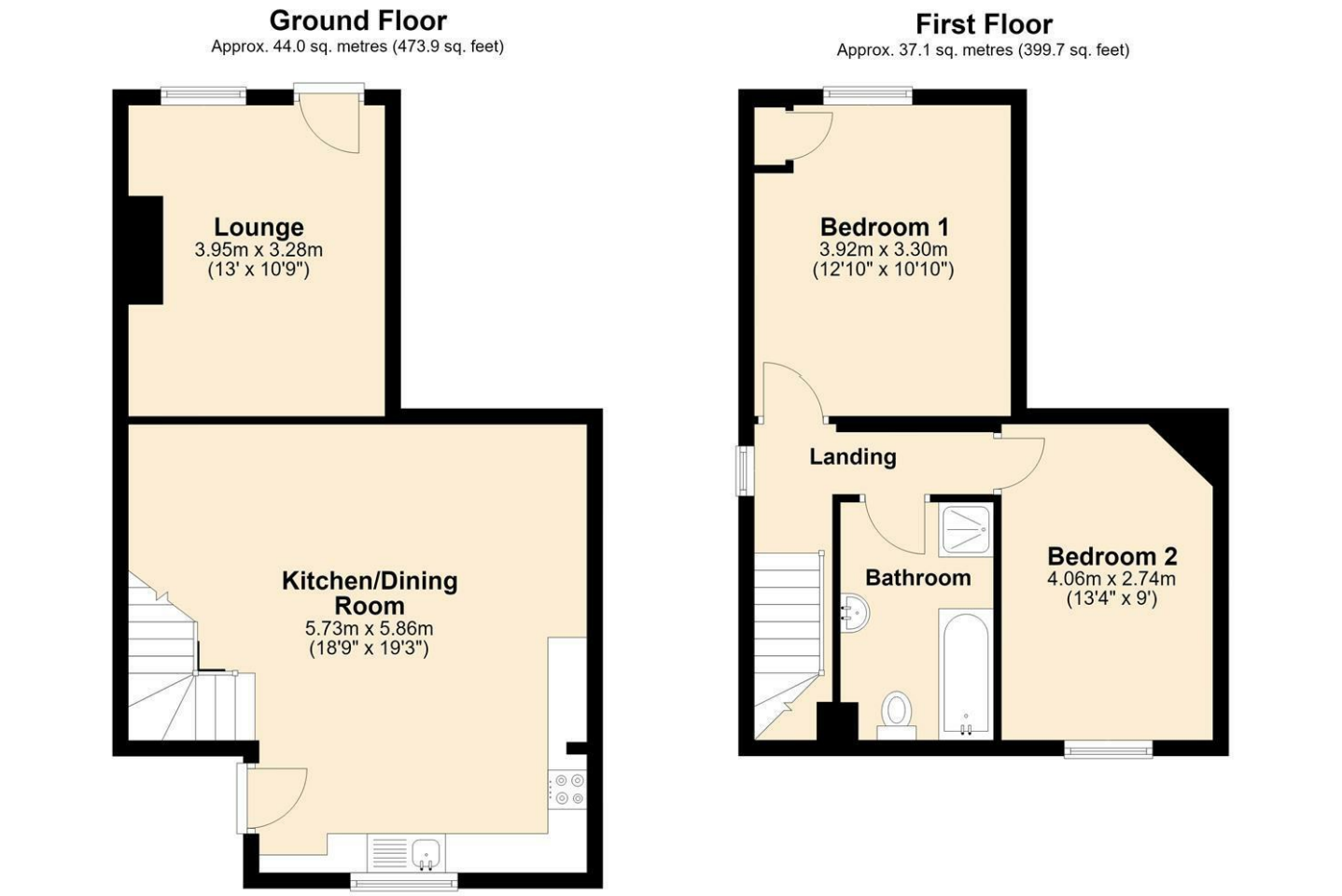
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2 good/ Vodafone & EE okay
Broadband - Basic 16 Mbps / Superfast 80 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

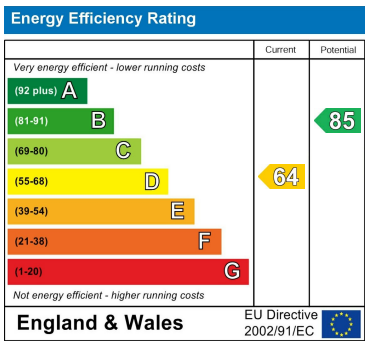


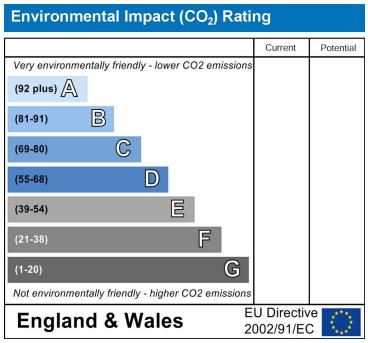
Total area: approx. 81.2 sq. metres (873.6 sq. feet)

Area Map



Energy Efficiency Graph





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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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