Whitakers
Estate Agents









15 Ings Lane, Patrington, HU12 0ND

Offers Around £125,000

AVAILABLE WITH NO ONWARD CHAIN

Situated in the peaceful and highly sought-after village of Patrington, this beautifully presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or anyone seeking a charming property with a lovely country feel.

The accommodation features a spacious and inviting lounge, showcasing a delightful country-inspired style that creates a cosy yet elegant living space. To the first floor, the property benefits from two generous double bedrooms and a stylish, modern family bathroom, all finished to a high standard.

Externally, the home continues to impress with a generous outdoor space, ideal for relaxing, entertaining, or enjoying the surrounding tranquillity. A useful brick-built shed provides valuable additional storage.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

The accommodation comprises

Ground floor

Entrance lobby
UPVC double glazed door, and laminate flooring. Leading to :

Lounge / dining room




Two UPVC double glazed windows, two central heating radiators, log burner with exposed brick inset and surround with oak mantle, and laminate flooring.

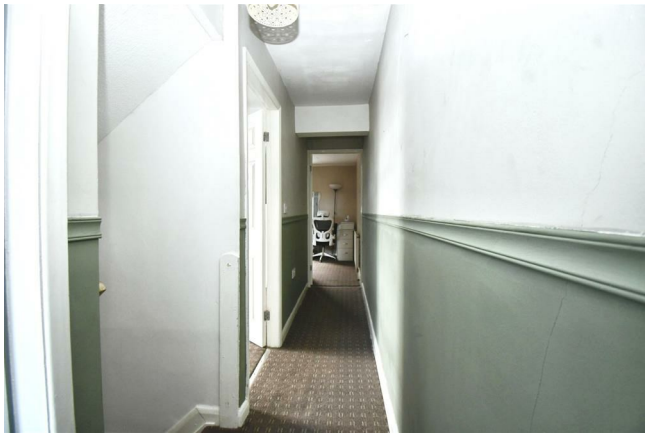
Kitchen




UPVC double glazed door and window, central heating radiator, and cushion effect vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above.

First floor

Landing



With access to the loft hatch, built-in storage cupboard, and carpeted flooring.

Bedroom one




Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two




UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom




UPVC double glazed window, central heating radiator, and partly tiled with tile effect vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

External




Externally, the home continues to impress with a generous outdoor space, ideal for relaxing, entertaining, or enjoying the surrounding tranquillity. A useful brick-built shed provides valuable additional storage.

Aerial view of the property
The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and

it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure
The property is freehold

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - PAT028015000
Council Tax band - A

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - Patrington
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2
Broadband - Basic 19 Mbps / Superfast 80 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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.

Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

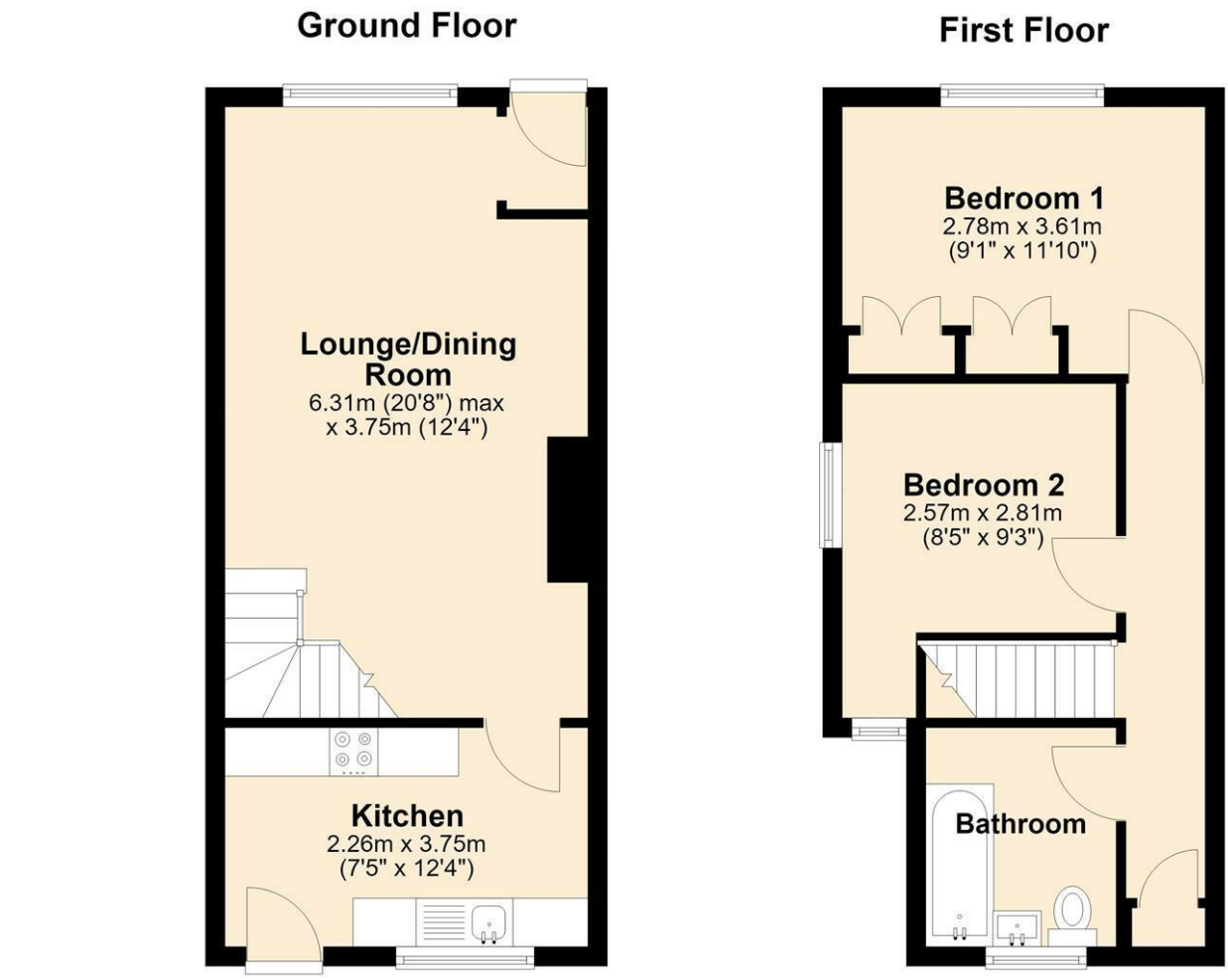
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering On A Property
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.

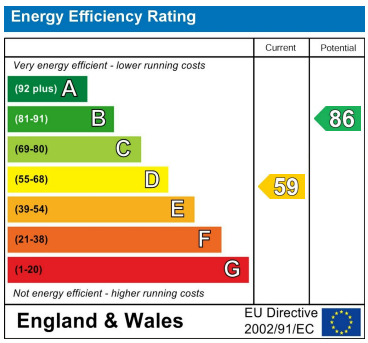
Floor Plan

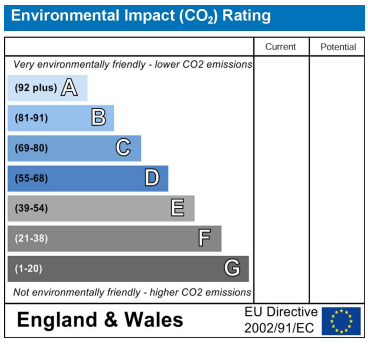


Area Map



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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