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Matthew
Limb
MOVING HOME



1 Pitt Lane Cottages, Ryehill, Hull, East Yorkshire, HU12 9NN

- 📍 Cottage Property
- 📍 Two Bedrooms
- 📍 Lounge
- 📍 Council Tax Band = A

- 📍 Garden & Driveway
- 📍 Semi-Rural Location
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£115,000

INTRODUCTION

Situated within this quaint semi-rural village is this semi-detached cottage with large garden to the front. The accommodation has the benefit of gas central heating, double glazing and briefly comprises an entrance porch with door through to the entrance way and kitchen with fitted units. There is a lounge with staircase up to the first floor where there are two bedrooms and a bathroom with shower facility.

The property enjoys a large garden and driveway to the front.

LOCATION

Ryehill is a semi-rural village which provides easy access to Hedon, Hull and the Coast. Hedon has a good range of amenities including a Sainsbury's supermarket and other local stores.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With entrance door to:

ENTRANCE

With opening through to the kitchen.

KITCHEN

9'5" x 7'6" (maximum) approx (2.87m x 2.29m (maximum) approx)
Having fitted base and wall units with laminate worksurfaces, sink and drainer and tiled splashbacks. There is a cooker point and cupboard housing the gas central heating boiler.



LOUNGE

13'3" x 12'8" approx (4.04m x 3.86m approx)
Window to front.



FIRST FLOOR

LANDING

BEDROOM 1

10'3" x 9'6" approx (3.12m x 2.90m approx)
Window to front. Storage cupboard.



BEDROOM 2

9'2" x 8'3" approx (2.79m x 2.51m approx)



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to front.



OUTSIDE

Gardens and a driveway extend to the front.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

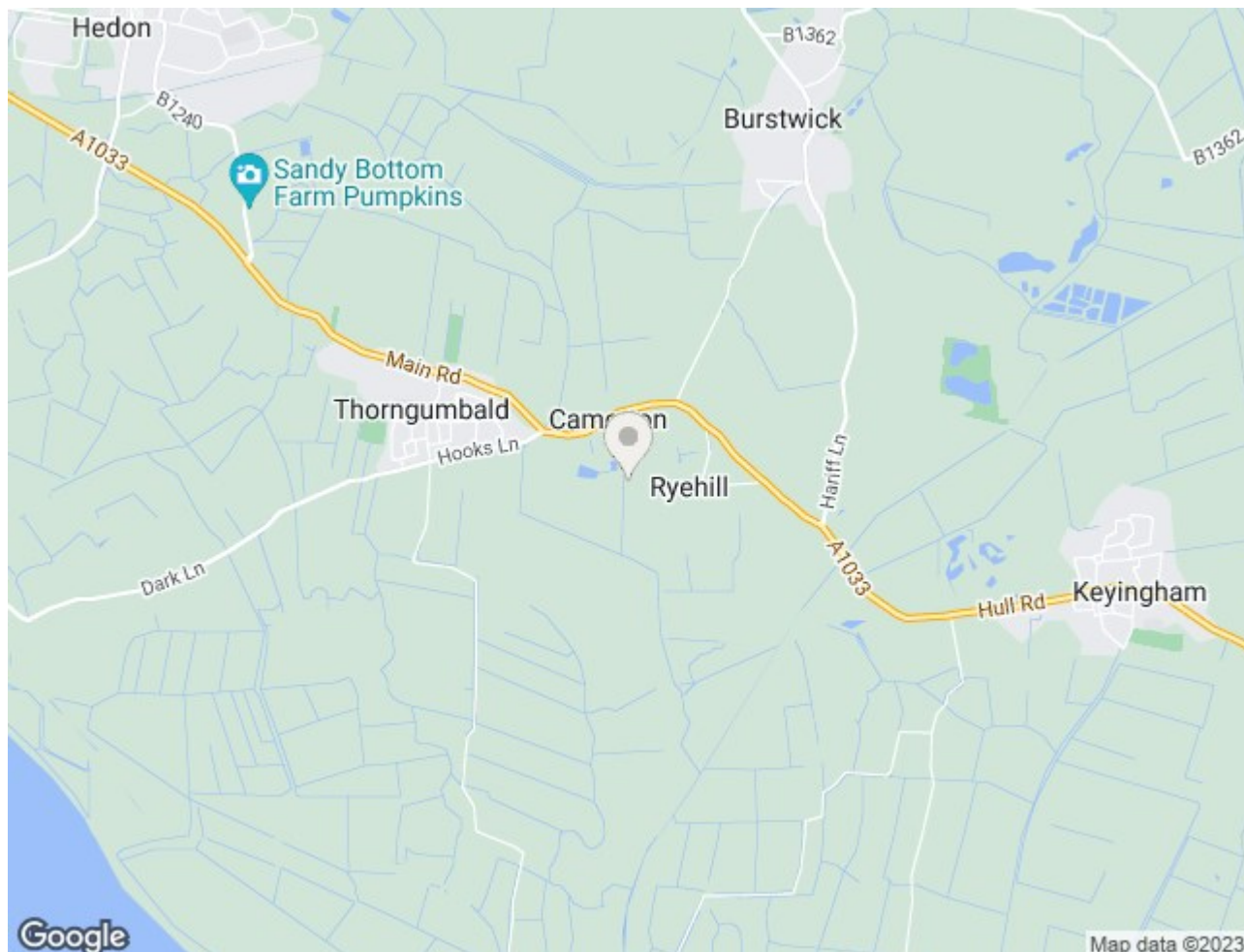
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 23.8 sq. metres (256.5 sq. feet)




First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 47.0 sq. metres (505.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	