



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Forge White Horse Lane

£825 Per Month

Ottringham, HU12 0AJ



The Forge, White Horse Lane, Ottringham, East Riding of Yorkshire, HU12 0AJ
£825 pcm rent
£951 Deposit

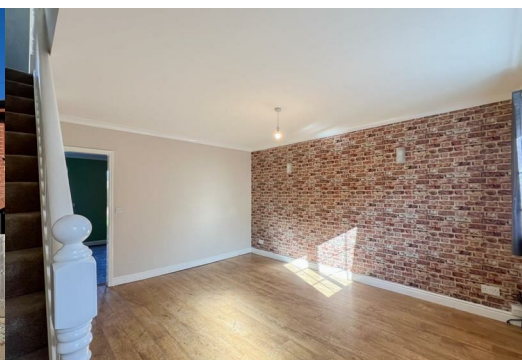
A well-presented two-bedroom detached house with a single garage, attractive gardens and a peaceful village setting.

The property briefly comprises an inviting lounge, together with a well-appointed kitchen/diner featuring doors leading directly out to the enclosed rear garden, creating a pleasant space for both everyday living and entertaining.

To the first floor are two good-sized double bedrooms and a family bathroom.

Externally, the property benefits from lovely gardens and a single garage.

PLEASE NOTE: There is no off road parking at the front of this property. Parking can be in the garage if required.





Lounge 14'7" x 14'3" (4.45 x 4.35)
4.45m x 4.35m (14' 7" x 14' 3")

Broadband is fiber to the cabinet further information is available from Offcom.

Kitchen/Diner 22'11" x 11'9" (7.00 x 3.60)
7.00m x 3.60m (23' x 11' 10")

Bedroom 1 19'0" x 11'5" (5.80 x 3.50)
5.80m x 3.50m (19' x 11' 6")

Bedroom 2 11'9" x 8'0" (3.60 x 2.45)
3.60m x 2.45m (11' 10" x 8')

Bathroom 12'3" x 6'10" (3.75 x 2.10)
3.75m x 2.10m (12' 4" x 6' 11")

Garden

Garage

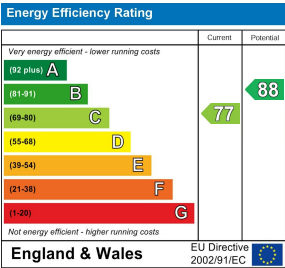
Additional information

The property has mains gas and the central heating is ran by a gas boiler. The property is on a septic tank that is located in the garden.



Energy Efficiency Graph

tenure:



Mains gas and electric are supplied to the property and there is a septic tank. Council tax is payable to the East Riding of Yorkshire Council. Tax band C Ottringham is a small village located on the A1033. Heading to Hull from Withernsea the property is located centrally in Ottringham, turn right off the main road next to the Indian Restaurant onto White Horse Lane, the property is on the left hand side opposite the garage.

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

