



3 Church View, Patrington, Hull, East Yorkshire, HU12 0SQ

FINE & COUNTRY

STYLISH FAMILY HOME WITH SPACE TO GROW IN PATRINGTON



Welcome to 3 Church View, a lovely SIX BEDROOM DETACHED PROPERTY set on a generous plot in a friendly cul-de-sac, located in the charming village of Patrington. This wonderful home offers everything you need for modern family living, with plenty of space inside and out. You'll enjoy the convenience of local amenities and picturesque rural walks right on your doorstep.

From the Agent's Perspective

This attractive home in Patrington is a fantastic opportunity for families seeking space and community. Walking into the property, you'll be greeted by a bright ENTRANCE HALL leading into a SPACIOUS LOUNGE, perfect for relaxing evenings. The heart of the home is the OPEN PLAN LIVING DINING KITCHEN, which comes with AMPLE STORAGE and WORK SURFACES, offering an ideal spot for both family meals and entertaining friends.

Additional features like the UTILITY ROOM and DOUBLE GARAGE add to the practicality of this property. On the first floor, there are SIX WELL-PROPORTIONED BEDROOMS, including TWO WITH EN-SUITE FACILITIES for extra comfort. The HOUSE BATHROOM ensures that everyone has access to modern amenities. Outside, there's generous PARKING and an impressive REAR GARDEN that includes a large LAWN and a covered HOT TUB area. The LARGE RESIN SUN TERRACE provides a fantastic space for those summer barbecues or just enjoying the sunshine.

This property is in immaculate condition and is perfect for larger families or anyone wanting ample room both inside and outside.





From the Client's Perspective

Living at 3 Church View will truly enhance your family life. The spaciousness of the home means each of you will have your own space, and the open plan kitchen will be a joy for family meals and get-togethers. You'll love how the house flows, making it easy to entertain guests while keeping an eye on the kids. With six bedrooms, there'll never be a shortage of space for everyone, and having two en-suites is a true luxury.

The garden will become a firm favourite; it's a fantastic place for the children to play and for you to relax. The covered hot tub area is perfect for those evening unwinds, and you'll not be able to wait for summer to host gatherings on the sun terrace. Plus, being in Patrington means all the village amenities are just a stone's throw away, allowing you to be part of a warm community.

This is truly a wonderful place to call home!



Location

Patrington is a small country village approximately 17 miles to the east of Kingston Upon Hull between the market town of Hedon and Withernsea where a range of amenities and shopping facilities are available.

Tenure

The tenure of the property is freehold.

Council Tax

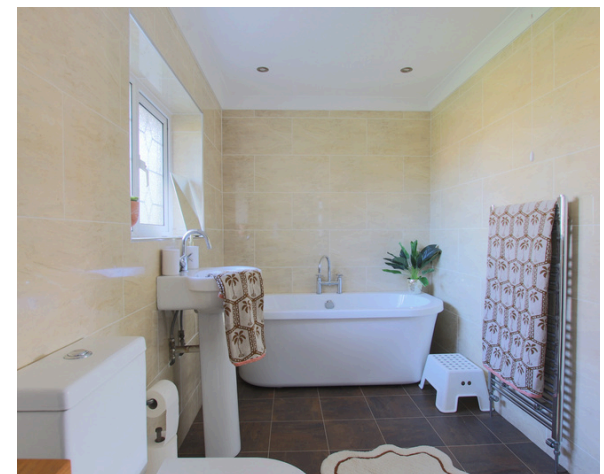
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

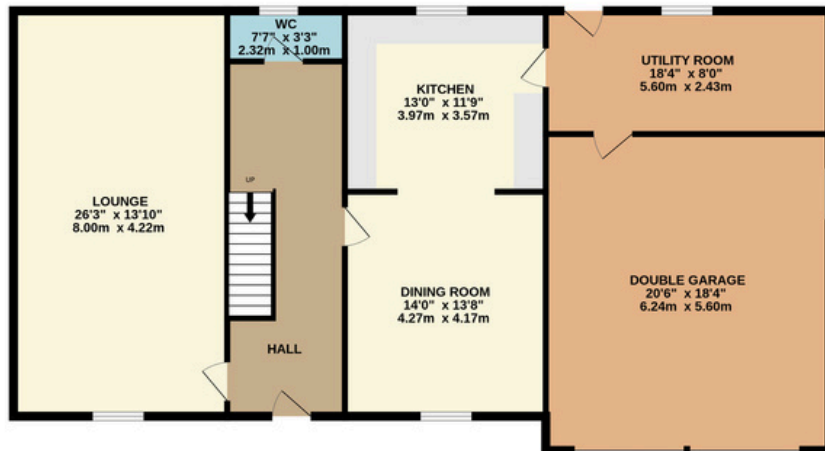
Strictly by appointment with the sole agents.

Mortgages

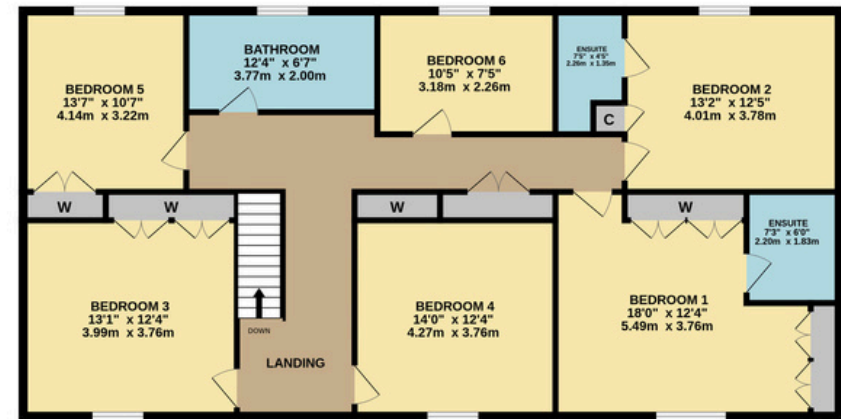
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR
1386 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA : 2813 sq.ft. (261.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com



Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA

To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

