



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 18 Northside

Patrington, HU12 0PB

Offers In The Region Of  
**£119,950**



**TWO BEDROOM COTTAGE WITH NO CHAIN!**

Two bedroom end terrace cottage located centrally in the popular village of Patrington, within a short stroll of the village centre for all local amenities. This low maintenance property comprises: lounge, rear kitchen, double bedroom, single bedroom and first floor bathroom, outside is an enclosed south facing courtyard style garden with a useful wash house with WC and a gated area of hardstanding to the side. UPVC glazing and gas central heating throughout . Contact our office today to book a viewing!





**Lounge 11'9" x 12'9" (3.60 x 3.90)**

UPVC front entrance door opens into the lounge with stairs rising to the first floor landing, uPVC window to the front aspect, decorative beams to the ceiling, central heating radiator and a decorative feature fireplace (capped off).

**Breakfast Kitchen 13'11" x 12'9" (4.25 x 3.90)**

Spacious kitchen with a row of wood effect base and wall units with complimenting laminated work surfaces and matching dresser unit, inset stainless steel sink and drainer with mixer tap, built under electric double oven with a gas hob, tiled flooring, tiled splash backs, gas combi-boiler, (installed approx 2 years ago with remainder of a 10 year warranty) decorative beams to the ceiling, central heating radiator, side facing uPVC window and French doors to the rear garden.

**Bedroom One 11'9" x 10'4" (3.60 x 3.15)**

Double bedroom with a front facing window,

ceiling light, central heating radiator and a built-in wardrobe.

**Bedroom Two 6'10" x 9'10" (2.10 x 3.00)**

Single bedroom with side facing window, ceiling light and central heating radiator.

**Bathroom 9'10" x 5'4" (3.00 x 1.65)**

Three piece bathroom suite comprising panelled bath with electric shower above, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Ceiling light, central heating radiator, obscured glazed window and a useful airing cupboard.

**Garden**

To the rear of the property is a courtyard style paved garden with brick storage shed and additional brick wash house with plumbing for a washing machine/dryer and with a toilet. A hard standing gated side area leads back to the roadside. There is a pedestrian gate allowing foot access for the adjoining properties.

**AGENT NOTES**

Parking: No parking is available, although the side area of hardstanding offers potential subject to gaining the necessary permissions for a dropped kerb.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



GROUND FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 293 SQ.FT.  
(27.2 SQ.M.)

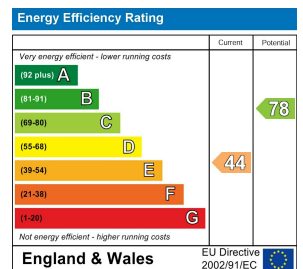
TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019



**Energy Efficiency Graph**

**Tenure: Freehold**



Mains gas, electric and drainage are connected to the property although these have not been tested by the agent. Council tax Band A.

Turn left at our office and continue along the A1033 until you reach the village of Pattrington. This property is located on the left hand side on the main road.

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.

