



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 West View

£169,500

Patrington Haven, HU12 0PT



Very well presented and deceptive in size is this three bedroom period cottage, situated in this semi-rural village and having been updated by the current owner with a contemporary high gloss kitchen and bathroom, providing a perfect blend of modern and traditional. With three spacious bedrooms and two reception rooms this property offers more space than frontal appearances might suggest and is a versatile layout for a family but would also lend itself to the holiday let market or anyone looking for a low maintenance second home. With uPVC glazing and gas central heating throughout the accommodation briefly comprises: hallway, lounge with stove, dining room and a modern grey gloss fitted kitchen, to the first floor are three well proportioned bedrooms and a contemporary bathroom, to the rear is a private and fully enclosed yard with a private gated passageway leading to the roadside. Contact our office today to arrange an appointment to view.





Entrance Hall

A uPVC door opens into the hallway with wooden effect vinyl flooring, a radiator and with stairs rising to the first floor landing.

Lounge 14'1" x 11'11" (4.30 x 3.65)

Front facing reception room with a uPVC window, radiator and fireplace housing a solid fuel stove.

Dining Room 11'11" x 10'0" (3.65 x 3.05)

Second reception room leading through to the kitchen with a rear facing uPVC window, radiator, built-in cupboard and a fireplace housing a gas fired stove.

Kitchen 15'3" x 5'6" (4.65 x 1.70)

Re-fitted contemporary grey gloss kitchen with complementing tiles and worktops to match, fitted with an electric oven and gas hob with extraction hood, stainless steel sink with drainer and mixer tap. As well as newly fitted, colour coordinating washing machine, dishwasher and under counter fridge and freezer. With LVT flooring, vertical radiator, uPVC window and door to the rear garden.

Landing

Stairs lead onto a central landing with a uPVC window to the rear and loft access.

Bedroom One 11'11" x 11'5" (3.65 x 3.50)

With a uPVC window to the front aspect, radiator and fitted bedroom furniture.

Bedroom Two 11'11" x 8'2" (3.65 x 2.50)

Second front facing bedroom with a uPVC window and radiator.

Bedroom Three 12'1" x 11'7" (3.70 x 3.55)

Rear facing bedroom with a uPVC window, radiator and cupboard housing the gas-combi boiler.

Bathroom 7'2" x 5'6" (2.20 x 1.70)

Modern three piece suite bathroom comprising of a bath with mains fed shower and glass screen, WC and basin set in a grey gloss vanity unit. With tiled walls and tiled flooring, a towel radiator and uPVC window.

Garden

To the rear of the property is a walled garden, with planted borders and being gravelled for ease of maintenance, with a wooden shed and a gate opening to the rear for access. A gated passageway leads through to the roadside and is currently used as an enclosed storage space, the under-stairs-storage cupboard is also externally accessed for additional storage space.

Agent Note

Parking: there is no off street parking available with this property.

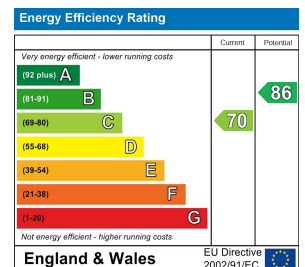
Heating & Hot Water: both are provided by a gas fired boiler.

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.



Energy Efficiency Graph

Tenure: Freehold



Council tax band A.

The property is connected to mains drainage and mains gas.

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.