



Goodwin Fox

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RESIDENTIAL SALES & LETTING AGENTS



## 27 Westgate

Asking Price £240,000

Patrinton, HU12 0NA



Three bedroom semi-detached period house with garage & car port providing off street parking, offered to the market with no chain involved and finished to a high standard with updated kitchen and beautiful bathroom, perfect for any buyer looking to relocate to this well regarded village to a spacious home that is ready to move straight into. With uPVC glazing and gas central heating in place the accommodation comprises: entrance hall, lounge, dining room, spacious fitted breakfast kitchen, study, three first floor double bedrooms, ensuite shower room and a stylish family bathroom with four piece bathroom suite, externally is a utility room, garage, further enclosed car port and a west facing garden with traditional outhouse and brick sheds. This double fronted property must be viewed to be appreciated, contact our office today to make an appointment to view.





### Hall

A composite door opens into the entrance lobby with stairs rising to the first floor landing with decorative patterned vinyl risers and with wood effect vinyl flooring.

### Lounge 15'1" x 13'5" (4.60 x 4.10)

With uPVC windows to the front and side aspects, central fireplace with living flame gas fire, radiator and access leads through to the kitchen.

### Kitchen 9'0" x 20'6" (2.75 x 6.25)

Well appointed kitchen with a range of sage coloured units to the base and walls with wooden work surfaces and metro tiled splash backs, fitted with a 1.5 bowl ceramic sink and drainer with mixer tap, glazed display cabinets, provisions for a free standing range cooker with extraction fan above, decorative wall panelling to dado height, ample space for a breakfast kitchen, tiled effect laminate flooring, two uPVC windows and a door to the rear garden.

### Study 7'0" x 7'0" max (2.15 x 2.15 max)

Useful home office space with a fitted L-shaped desk and wall units for storage, radiator and uPVC window.

### Dining Room 15'1" x 9'6" min (4.60 x 2.90 min)

Glazed double doors open from the kitchen to create an open plan layout to this second reception room, ideal as a formal dining room, with a uPVC front facing window, radiator, decorative cornice and access to the under-stairs-storage cupboard.

### Landing

Stairs rise to a central landing with loft access.

### Bedroom One 15'1" x 13'9" (4.60 x 4.20)

Double bedroom with built-in bedroom furniture, ceiling fan, radiator and a uPVC window to the front aspect. Access leads through to a shower room.

### Shower Room 5'6" x 3'1" (1.70 x 0.95)

With an alcove shower cubicle, tiled walls, towel radiator, vinyl flooring and uPVC window.

### Bedroom Two 15'1" x 9'10" min (4.60m x 3.00m min)

Second front facing double bedroom with uPVC window and radiator.

### Bedroom Three 9'0" x 13'7" max (2.75 x 4.15 max)

Third double bedroom with a uPVC window to the rear aspect, laminate flooring, radiator and a fitted wardrobe with mirrored doors.

### Bathroom 7'10" max x 14'9" (2.40 max x 4.50)

Updated and stylish bathroom fitted with a four piece suite comprising of a bath with mixer shower, quadrant shower cubicle with a mains fed dual shower, floor standing vanity unit and a WC. With half height tiled walls and contrasting shower tiles, wood effect vinyl flooring, column radiator, built-in cupboard, electric wall mirror and a uPVC window.

### Garden

Stepping out from the kitchen door is a paved courtyard with traditional outhouse and two adjoining brick storage sheds providing ample storage space. Steps drop down onto an enclosed car port (currently housing a caravan so proving ample space for a car) with double doors opening onto Ings Lane for vehicle access. Continuing from this is a slate chip and paved patio area with raised borders, this leads onto a laid to lawn garden with a pedestrian gate to the roadside. The garden is well enclosed by a mixture of fenced and hedge boundaries and is West facing to catch the sun.

### Utility 8'6" x 16'0" (2.60 x 4.90)

Partitioned from the garage accessed from the rear garden and fitted with a range of units for storage, with a sink, plumbing for a washing machine, space for additional white goods and also housing the gas combi-boiler for the property.

### Garage 11'9" x 15'3" (3.60 x 4.65)

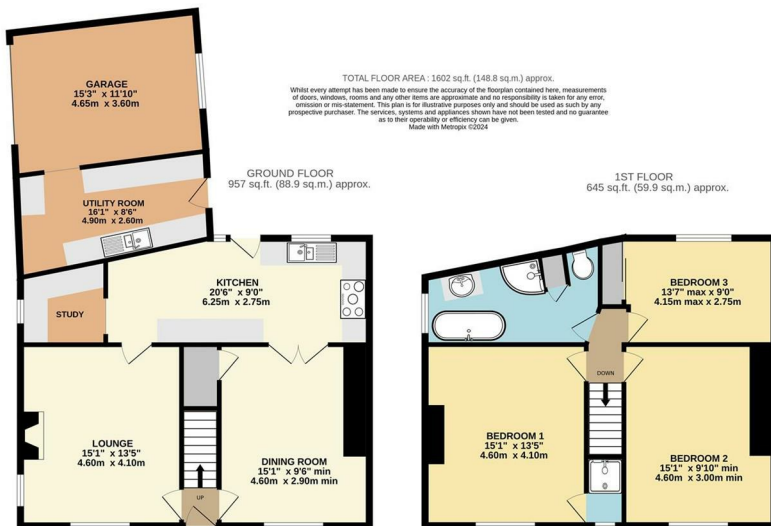
With an electric garage door, rear facing window and useful workbenches.

### Agent Note

Please note there is currently an application at the Land Registry for adverse possession for part of the garden.

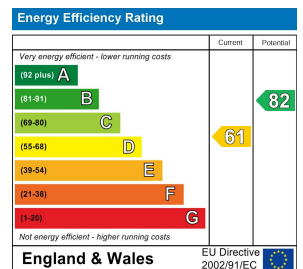
Parking: off street parking is available with this property.

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



## Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

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.