



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



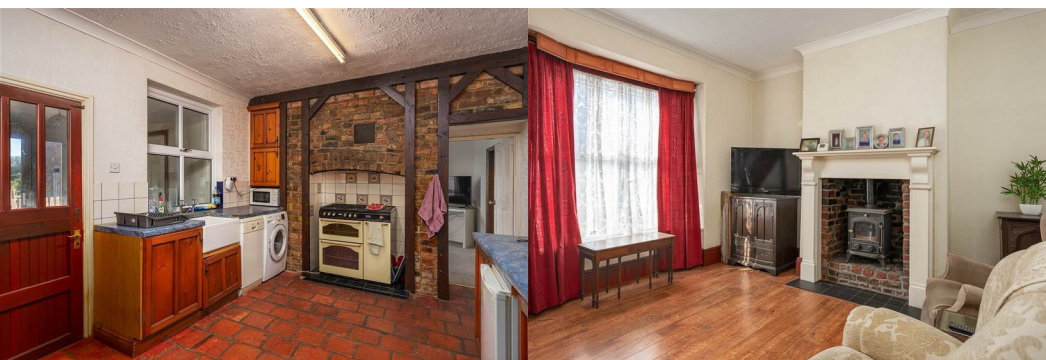
## 36 Westgate

£270,000

Patrington, HU12 0NB



Four bedroom detached period house located just a short walk from the village square, although the property would benefit from some updating it does offer a great option for anyone on a limited budget looking for a large house in this sought after village that can be updated room by room. This spacious property comprises: lounge, sitting room, kitchen, dining room and rear garden room with WC, to the first floor are four bedrooms and the bathroom. Externally is a large L-shaped rear garden with a two storey brick built workshop and a garage. Offering a deceptive amount of living space and having all the ingredients to make a great family home. Available to view via appointment, contact our office today to arrange this.





**Lounge 13'1" x 12'1" (4.00 x 3.70)**

A uPVC door opens into the lounge with stairs leading to the first floor landing with a wooden balustrade, radiator, laminate flooring, under-stairs-storage cupboard, a front facing uPVC bay window and an exposed brick inglenook fireplace housing a solid fuel stove.

**Sitting Room 13'1" x 12'1" (4.00 x 3.70)**

Second front facing reception room with a uPVC bay window, wooden flooring, radiator and a fireplace with open grate fire.

**Kitchen 10'7" x 17'2" (3.25 x 5.25)**

Farmhouse style kitchen with an exposed brick recessed chimney breast housing space for a range cooker, wooden fronted kitchen units with a Belfast sink, plumbing for a washing machine, dishwasher and space for an under counter fridge. With glazed display cabinet, decorative wall panelling and with quarry tiled flooring throughout. With two uPVC windows and a glazed stable door to the rear garden room.

**Dining Room 10'7" x 10'4" (3.25 x 3.15)**

Third reception room leading on from the kitchen with a uPVC window and glazed wooden door to the rear garden, fireplace and radiator.

**Garden Room & WC 9'8" x 12'7" (2.95 x 3.85)**

Timber clad rear lean-to extension housing a ground floor WC with basin, quarry tiled flooring, radiator and with doors opening out to the rear garden.

**Landing**

Stairs lead to a central landing with a uPVC window to the front aspect with a small balcony area accessed via bedroom one.

**Bedroom One 13'1" x 12'1" (4.00 x 3.70)**

Front facing double bedroom with uPVC window, radiator and a tiled fireplace.

**Bedroom Two 13'1" x 12'1" (4.00 x 3.70)**

Second front facing double bedroom with uPVC window, radiator and tiled fireplace.

**Bedroom Three 10'7" x 10'2" (3.25 x 3.10)**

Rear facing double bedroom with a uPVC window, exposed wooden floorboards, radiator and a gas combi-boiler concealed in a cupboard.

**Bedroom Four 10'7" x 8'4" (3.25 x 2.55)**

With a uPVC window to the rear aspect, tiled fireplace and radiator.

**Bathroom 7'4" x 9'2" (2.25 x 2.80)**

Four piece suite bathroom comprising of a bath, shower cubicle, vanity basin and WC. With tiled walls, vinyl flooring, radiator and uPVC window.

**Garden**

The property occupies a generous L-shaped plot with a large laid

to lawn garden at the rear and is accessed via a set of vehicle gates leading down the right hand side of the property, this opens through to an area of garden housing a detached brick built garage. Stepping out from the rear of the property is a paved area with a side gate and a two storey brick outbuilding (7.50m x 2.80m) under a pan tiled roof with staircase. The garden is well screened by mature plants/trees for privacy.

We understand there is a historic right of way leads down the right hand side of this property, continuing through the gates and across the garden to the field at the rear for this land owner to access the field, although this appears to be disused as the access to the field is overgrown.

**Agent Note**

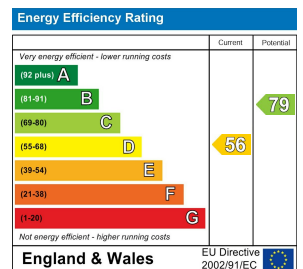
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

There is a pending planning application awaiting a decision for an application to build 11 properties on the field immediately behind this property under the planning application reference 22/02187/PLF with East Riding Council.



**Energy Efficiency Graph**

**tenure: Freehold**



Council tax band D.

The property is connected to mains drainage and mains gas services.

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.

