



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



14 Westgate Manor

Asking Price £290,000

Pattrington Hull, HU12 0QF



A spacious four bedroom detached family home, occupying a cul-de-sac position in the heart of the highly regarded village of Pattrington. Offering generous accommodation, a good size garden and a flexible layout, this is an ideal home for a family looking for space to grow and is offered to the market with vacant possession and no chain involved.

The property is ideally placed for enjoying the range of everyday amenities available within Pattrington village, with local shops and services close at hand, including a village butcher, bakery and convenience store, together with a local veterinary practice and GP surgery. The village also offers a good selection of other facilities, making it a particularly convenient and well-connected location for family life.

The ground floor provides plenty of flexibility, with a spacious through lounge leading into a rear conservatory overlooking the garden, together with a second reception room that could work equally well as a dining room, home office or children's playroom. The fitted kitchen sits to the rear, with a useful entrance lobby offering potential for additional utility space.

Upstairs are four double bedrooms, providing excellent family accommodation, with bedroom one benefiting from its own en suite shower room. The remaining bedrooms are well proportioned, with the rear rooms enjoying an open outlook across the adjoining fields.

Externally, the property benefits from a mature planted front garden, side driveway and brick built garage, while the enclosed rear garden backs onto open land, providing a pleasant sense of privacy without being directly overlooked. Properties offering this combination of size, position and flexibility are rarely available within the village, making an early viewing well worthwhile.





The property occupies a cul-de-sac position, with an open front garden laid to lawn and planted with a variety of well established shrubs and plants. A driveway runs along the side of the property, providing off street parking and access to the brick built garage at the rear. Pedestrian gates from both sides of the property provide access into the enclosed rear garden. A paved patio adjoins the rear of the house before leading onto a lawned garden with mature planting. The oil tank is screened behind fencing, while a useful area behind the garage provides space for a garden shed if required. The garden backs onto open land and is enclosed to all sides. Entering through the front entrance door, a welcoming hallway provides access to the ground floor accommodation, with stairs rising to the first floor. The spacious lounge runs from the front to the rear of the property and is centred around a fireplace ,with sufficient proportions to accommodate both lounge and dining furniture if preferred.. To the rear, the conservatory overlooks the garden and provides valuable additional living space. Positioned to the front is the second reception room, offering a versatile space that could be used as a dining room, home office, playroom or additional sitting room. A ground floor WC is conveniently accessed from the

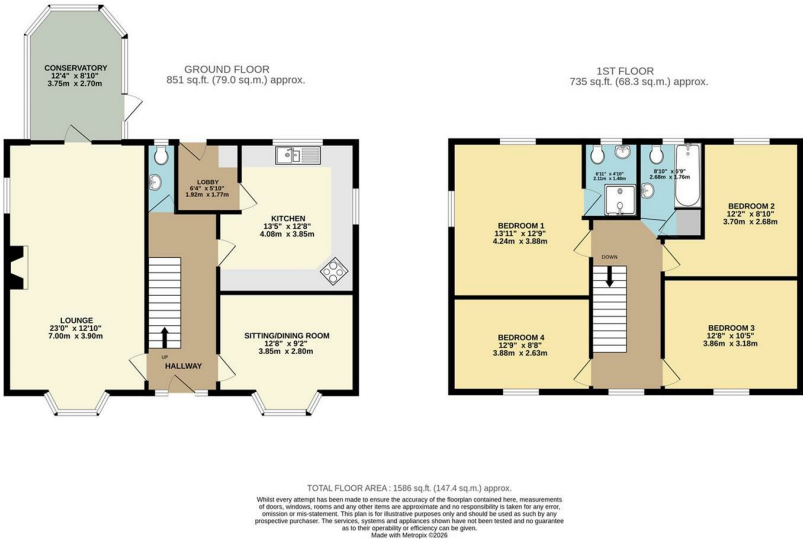
hallway. Continuing through the property is the fitted rear kitchen, offering a good amount of worktop space and storage. From here, a rear entrance lobby houses the boiler and provides potential for use as a utility area, with a door leading directly to the rear garden. To the first floor, a central landing with timber spindle balustrade provides access to four generous double bedrooms, with two positioned to the front and two overlooking the rear. Bedroom one benefits from its own en suite shower room, while the rear bedrooms enjoy pleasant views across the adjoining open fields. The family bathroom completes the first floor accommodation.

- Hallway
- Lounge 22'11" x 12'9" (7.00 x 3.90)
- Conservatory 12'3" x 8'10" (3.75 x 2.70)
- WC
- Sitting/Dining Room 12'7" x 9'2" (3.85 x 2.80)
- Kitchen 13'4" x 12'7" (4.08 x 3.85)
- Lobby 6'3" x 5'9" (1.92 x 1.77)

- Bedroom 1 13'10" x 12'8" (4.24 x 3.88)
- Ensuite 6'11" x 4'10" (2.11 x 1.48)
- Bedroom 2 12'1" x 8'9" (3.70 x 2.68)
- Bedroom 3 12'7" x 10'5" (3.86 x 3.18)
- Bedroom 4 12'8" x 8'7" (3.88 x 2.63)
- Bathroom 8'9" x 5'9" (2.68 x 1.76)

Agent Note
Please note that this property is being sold by a corporate entity and as such the property will be marketed sold as seen. Limited information will be available with regards to Property Information Form and owner enquiries.

Heating & Hot Water: believed to be oil central heating but not tested.
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council Tax: Band D.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.

