



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Church View

£175,000

Ottringham Hull, HU12 0DJ



Set within a small and modern cul de sac of just a handful of homes in this desirable village location, this well presented three bedroom semi detached house offers an excellent opportunity for buyers seeking a home ready to move straight into.

Enjoying a particularly appealing position, the property backs onto open paddock land, ensuring it is not overlooked at the rear and providing a pleasant outlook that enhances the sense of space and privacy – a feature rarely found on newer developments.

The accommodation is well suited to a first time buyer, couple or small family, offering a spacious open plan lounge diner along with the added benefit of a rear sun room extension, creating additional living space that can be enjoyed throughout the year.

Externally, the property benefits from off street parking via a private side driveway along with a garage positioned to the rear, providing practical storage solutions. The enclosed rear garden is mainly laid to lawn and offers a great space for outdoor enjoyment.





The property is approached via a private side driveway providing off street parking for two vehicles and leading to a brick built garage positioned at the rear, offering useful storage space.

A gate from the driveway opens into the enclosed rear garden, which is mainly laid to lawn and provides a good amount of outdoor space, with room for additional storage such as a shed if required.

Entering the property, the hallway provides access to the main living accommodation, with stairs rising to the first floor and useful storage beneath.

The lounge diner is arranged in an open plan layout, extending from the front to the rear of the property and centred around a feature fireplace. This creates a versatile and sociable living space suitable for both relaxing and entertaining.

To the rear, glazed French doors open into the sun room, formerly a conservatory but now upgraded with a warm roof, allowing for comfortable year round use while enjoying views over the garden and open land beyond.

The kitchen is fitted with a range of cream gloss units

complemented by wooden worktops, incorporating a built in oven and hob, with a side door providing convenient access to the driveway.

To the first floor, the landing provides access to all rooms and also benefits from access to a partially boarded loft space, offering additional storage.

There are three bedrooms, all of which include built in storage, comprising two double rooms and a further single bedroom.

The accommodation is completed by a tiled family bathroom fitted with a bath and shower above.

Hall

Lounge/Diner 23'1" x 11'3" (7.06 x 3.45)

Kitchen 9'4" x 8'8" (2.87 x 2.65)

Sun Room 12'11" x 8'8" (3.96 x 2.65)

Bedroom 1 11'0" x 9'10" (3.37 x 3.0)

Bedroom 2 10'9" x 9'6" (3.30 x 2.90)

Bedroom 3 7'10" x 7'2" (2.40 x 2.20)

Bathroom 7'4" x 6'6" (2.26 x 2.0)

Agent Note

Parking: Off-street parking is available with the property.

Heating & Hot Water: Both are supplied by a gas-fired boiler. A new boiler was installed in 2025.

Mobile & Broadband: Mobile coverage and fibre-to-the-premises broadband are understood to be available in the area. For more information on providers, predicted speeds, and mobile coverage, please refer to the Ofcom coverage checker.

Council Tax: Band B.

Utilities: The property is connected to mains gas, with drainage provided via a septic tank.

Septic Tank: There is a £36.00 per month charge for septic tank maintenance.

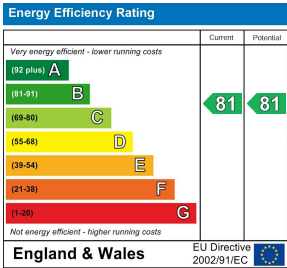
Solar Panels: The property has owned solar panels installed, although they are currently not connected.

Additional Information: Please note that this property is being sold as a probate sale, and at the time of marketing probate has not yet been granted.



Energy Efficiency Graph

Tenure: Freehold



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