



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Coach House, 19b Westgate

Asking Price £175,000

Patrington, HU12 0NA



Located close to the centre of this popular country village is this characterful mid terrace cottage, originally the property was part of a barn that was sympathetically converted into two cottages in the 1990's and retains a lot of its rustic aesthetic with exposed brick feature walls, cast iron wall ties and stained wooden floorboards.

Presented to a high standard throughout and with gas central heating in place the accommodation briefly comprises; entrance hall, kitchen, lounge diner, three bedrooms to the first floor and the bathroom, outside is a south facing garden mostly paved and gravelled for ease of maintenance, to the front of the property is an area for off street parking on a first come first served basis.

Located in a picturesque area, this home is within easy reach of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. The community of Patrington is known for its friendly atmosphere and beautiful surroundings, providing a perfect backdrop for your new home. This charming cottage is ready for a new owner to move straight in and enjoy village life. Available to view now via appointment only, contact our office today to arrange this.





This charming cottage located on Westgate, Patrington presents an excellent opportunity for those seeking a delightful mid-terrace cottage. This property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. With three inviting bedrooms, there is ample space for families or those wishing to create a comfortable home office. The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. Patrington is known for its picturesque surroundings and community spirit, making it an ideal location for families and individuals alike. The village offers a range of local amenities, including shops, schools, and parks, all within easy reach. This property is a wonderful canvas for anyone looking to make their mark in a tranquil setting while still enjoying the benefits of village life. Whether you are a first-time buyer or seeking a

new family home, 19b Westgate is a property that should not be overlooked.

**Hall**

**Kitchen 9'10" x 8'9" (3.01 x 2.69)**

**Lounge Diner 18'8" x 15'5" (5.70 x 4.71)**

**Landing 6'56'2" x 9'67'10" (200 x 295)**

**Bedroom One 15'5" x 10'5" (4.71 x 3.20)**

**Bedroom Two 9'10" x 8'5" (3.00 x 2.59)**

**Bedroom Three 6'11" x 6'10" (2.12 x 2.10)**

**Bathroom 8'2" x 5'3" (2.50 x 1.61)**

**Garden**

To the rear of the property is a south facing garden, gravelled and paved for ease of maintenance with some mature planting

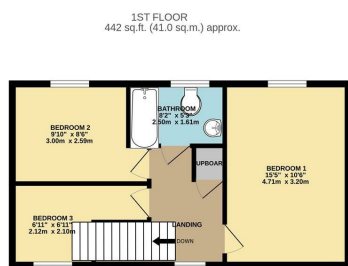
enclosed by fenced boundaries The front of the property abuts the pavement and is set back from the roadside and separated by a useful parking lay-by.

**Agent Note**

**Parking:** There is no 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 are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Starting from our office head left onto Queen Street and follow the road out of the town to wards Patrington. Continue through the village and 19b Westgate is located on the left hand side near the veterinary clinic and before the turning to Humber Lane.

Patrington is a sought after Holderness village, with a market square boasting a host of local amenities, with a primary school and well regarded public houses. There is a historic church known as the Queen of Holderness, and a regular bus service through to both Withernsea and the City of Hull.

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.

