



West View
Patrinton Haven

Guide Price £160,000 – £170,000

WIGWAM

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- 3 bed mid-terrace house
- Newly installed kitchen
- Village location with excellent transport links
- Separate dining room
- Log burner in living room and dining room
- Modern bathroom with bath and shower

Nestled in the heart of a charming village with excellent transport links, this beautifully presented three-bedroom mid-terrace house offers a perfect blend of traditional character and modern convenience, making it an exceptional opportunity for families and professionals alike.

The property welcomes you with a spacious and inviting living room, where a feature log burner creates a warm and cosy atmosphere, ideal for relaxing evenings or entertaining guests.

At the heart of the home lies a newly installed kitchen, thoughtfully designed with contemporary fittings and high-quality appliances, ensuring a well-equipped space for cooking and every-day living. The kitchen's stylish finishes and practical layout make it a pleasure to prepare meals or gather for casual breakfasts.



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Adjacent to the kitchen, the separate dining room also boasts its own log burner, providing a delightful setting for family meals or dinner parties, and offering a seamless flow between spaces that encourages both comfort and sociability.

Upstairs, three generously sized bedrooms provide peace and privacy for every member of the household, each benefitting from ample natural light and flexible layouts to accommodate a variety of needs, whether as restful sleeping quarters, a home office, or a creative space.

The modern bathroom is finished to a high standard, featuring both a bath and a separate shower, allowing for a luxurious soak at the end of a long day or a refreshing start each morning.

Throughout the property, tasteful décor and quality flooring contribute to a welcoming and move-in ready environment, while thoughtful touches and attention to detail add to the overall sense of style and comfort.

The location offers the best of both worlds: a tranquil village setting with a friendly community atmosphere, complemented by convenient access to transport links for commuting or exploring the surrounding area.

This delightful home is ready to move into and enjoy, offering an exceptional standard of living in a sought-after location.





Living room

12' 0" x 12' 11" (3.67m x 3.93m)

With carpet, log burner with feature surround, radiator, and window.

Kitchen

15' 2" x 5' 6" (4.62m x 1.68m)

With laminate flooring, kitchen units and laminate worktop, integrated appliances such as 4 burner gas hob and oven, wall mounted extractor fan, plumbing for washing machine, and dishwasher, door to the rear garden, window, and radiator.

Dining room

12' 2" x 11' 7" (3.70m x 3.54m)

With laminate flooring, gas burner with feature surround, window and radiator.

Bedroom 1

12' 0" x 11' 6" (3.65m x 3.51m)

With carpet, storage, window, and radiator.

Bathroom

With tiled flooring and walls, bath with shower, wash basin on pedestal, toilet, towel radiator, and window.

Bedroom 2

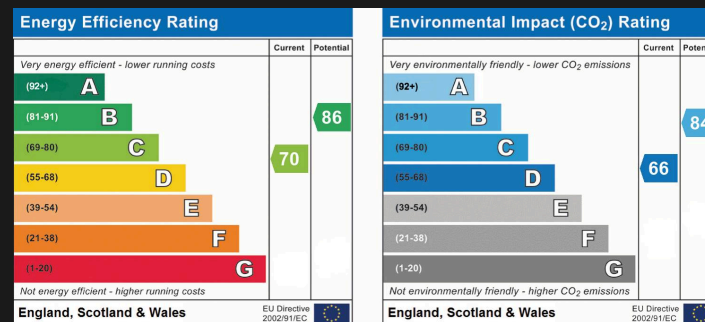
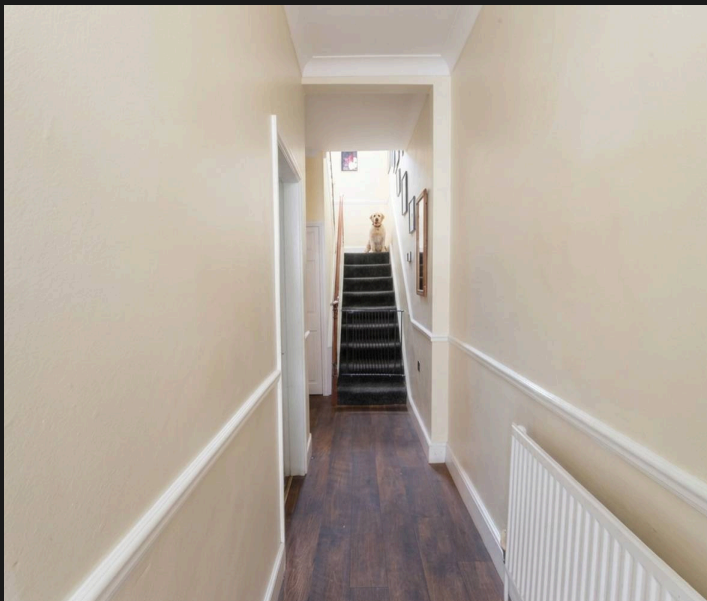
10' 5" x 10' 10" (3.18m x 3.30m)

With carpet, storage cupboard, window, and radiator.

Bedroom 3

12' 0" x 8' 6" (3.65m x 2.59m)

With carpet, radiator, and window.



Garden

Private garden to the rear with decked area and artificial turf

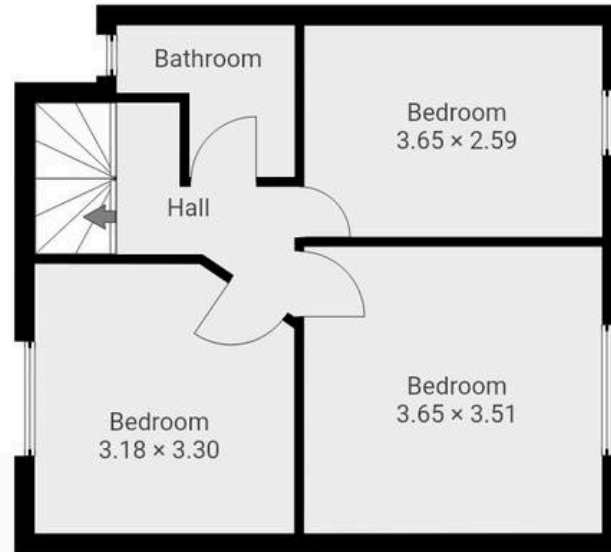
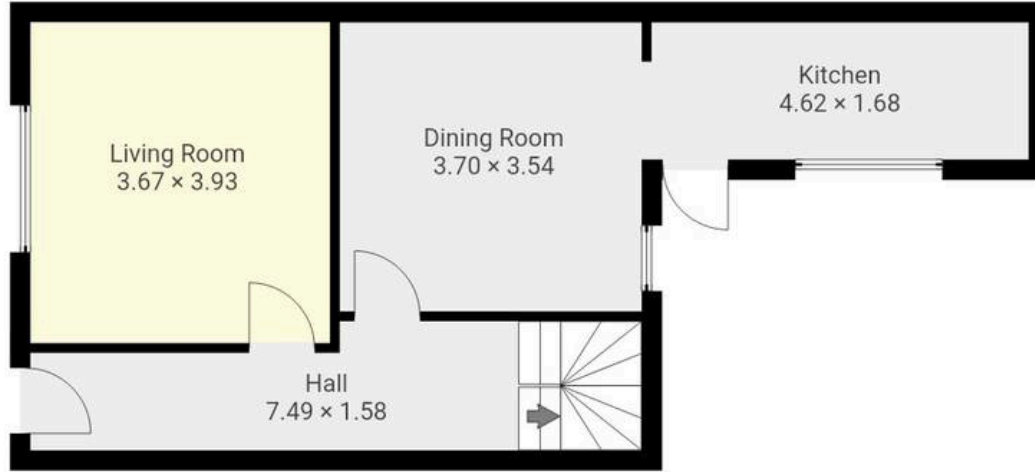
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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