



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



24 Westfield

Offers Over £135,000

Patrington HULL, HU12 0PL



INVITING OFFERS BETWEEN £135,000 - £145,000

A three bedroom mid terrace home, offered to the market with vacant possession and no chain involved, making it an ideal purchase for a first time buyer or young family looking to make the move into this highly sought after village location.

Well laid out throughout, the property offers a spacious lounge to the front and a sociable open plan kitchen diner to the rear, creating a practical and welcoming living space that suits modern day living.

While the property would benefit from some cosmetic updating, it provides a great opportunity for a buyer to put their own stamp on a well proportioned home.

One of the standout features is the generous rear garden, providing far more outdoor space than typically found with similar properties. With a combination of patio areas, lawn and useful outbuildings, it offers excellent versatility for relaxing, entertaining or for children to enjoy.





A shared alleyway leads to the rear of the property, where a gate opens into a generous enclosed garden.

Immediately adjoining the rear of the house is a hard standing and decked patio area, providing space for outdoor seating and dining. This continues through to the garage, which offers useful storage space, along with a brick built shed.

Beyond this is a good size laid to lawn garden, with planted borders and fenced boundaries, creating a pleasant and private outdoor space.

Entering the property through the front entrance door, a hallway provides access to the first floor via a staircase.

To the rear of the property is the open plan kitchen diner, fitted with wooden fronted units, including an eye level double oven and electric

hob, along with space for white goods. A door leads directly out to the rear garden.

Leading off the kitchen is a spacious front facing lounge, featuring an exposed brick fireplace as a focal point.

To the first floor, the landing gives access to three bedrooms, one of which benefits from built-in wardrobes, along with the shower room, fitted with a modern suite.

Lounge 12'9" x 12'7" (3.90 x 3.85)

Kitchen / Diner 19'2" x 9'4" (5.85 x 2.86)

Bedroom 1 12'5" x 9'6" (3.80 x 2.90)

Bedroom 2 12'8" x 7'11" (3.87 x 2.42)

Bedroom 3 8'11" x 7'10" (2.73 x 2.40)

Bathroom 6'4" x 5'4" (1.95 x 1.65)

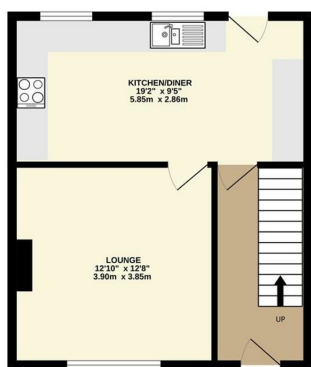
Agent Note

Parking: There is no off street parking is available with this property.

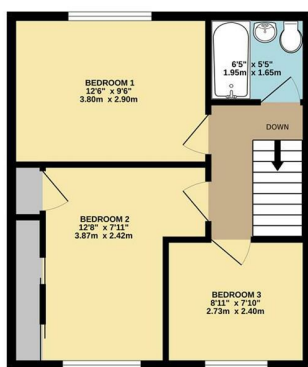
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and standards shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Memphis 10/2021



Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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