Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

5 Saffron Garth

Offers Around £185,000

Patrington Hull, HU12 0RF

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Situated within a quiet cul-de-sac on the southern edge of this well regarded village, this two/three bedroom semi-detached dormer bungalow offers a fantastic opportunity for buyers seeking a home with space, flexibility and future potential. Offered to the market with vacant possession and no chain involved, this is a property ready to move into and improve over time.

Internally, the accommodation is both generous and versatile, with the option of utilising the additional reception room as a third bedroom if required. With two bedrooms on the first floor, with bedroom one being of a particularly good size providing ample space for a bedroom and dressing area if required.
The property has already benefitted from key upgrades including solar PV panels and a modern oil-fired combi boiler, providing improved efficiency and future-proofing against rising energy costs.

Externally, the home enjoys a fully enclosed rear garden that captures the afternoon sun, creating a private and secure space ideal for relaxing or for children to play. Off street parking is available via a shared driveway, along with a brick built garage with electric door. The garage benefits from new lighting and a newly installed fuse box. The main house also features a new fuse box, and all electrical cabling throughout the property has been professionally certified as being in excellent condition.

While some cosmetic updating would enhance the home further, it presents an excellent opportunity to personalise and improve at your own pace — making it an ideal choice for first time buyers, downsizers

A planted front garden sits alongside a gravelled side driveway, providing off street parking and leading to a brick built garage with electric roller door.

A gate opens through to the wrap around rear garden, mainly laid to lawn with mature planting and enclosed by fenced boundaries, offering a private and sunny outdoor space.
Access into the home is via a side entrance door into the hallway, where stairs rise to the first floor.

To the front of the property, the lounge enjoys views down the cul-de-sac and is centred around a fireplace, with glazed double doors opening into the dining room, creating a semi open plan layout ideal for both everyday living and entertaining.

The shower room is located on the ground floor and is fully tiled with a fitted shower cubicle.

To the rear, the kitchen is fitted with a range of units incorporating a built-in electric oven and hob, with a door providing direct access out to the garden.

A further reception room offers excellent flexibility, ideal as a ground floor bedroom, second sitting room or home office, complete with built-in storage and patio doors leading into the conservatory, which overlooks the garden.

To the first floor, a landing with eaves storage gives access to two double bedrooms, with the principal bedroom spanning the full width of the property and benefiting from a large front dormer window. This space offers clear potential to be reconfigured, whether to create an en-suite or dressing room if required.

Lounge 15'5" x 11'1" (4.7 x 3.4m)

Dining Room 10'7" x 9'0" (3.25m x 2.75m)

Kitchen 10'0" x 8'8" (3.05m x 2.65m)

Bathroom 6'0" x 5'6" (1.85m x 1.7m)

Conservatory 10'8" x 9'6" (3.26m x 2.9m)

Bedroom 1 20'4" x 14'5" (6.2m x 4.4m)

Bedroom 2 11'2" x 9'1" (3.42m x 2.77m)

Bedroom 3 12'2" x 10'0" (3.72m x 3.05m)

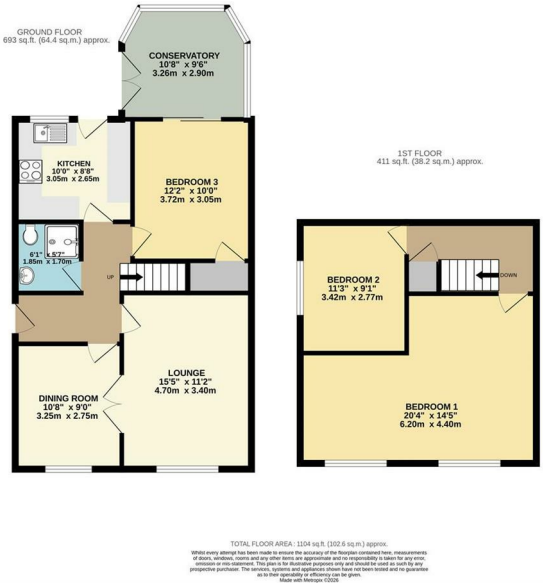
AGENT NOTES

Parking: off street parking is available with this property via a shared driveway and garage.

Heating & Hot Water: both are provided by an external condensing oil boiler.

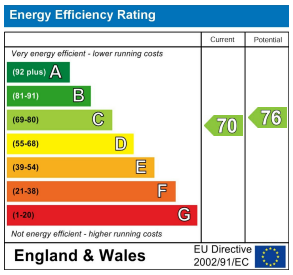
Mobile & Broadband: we understand mobile and broadband fibre are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

This property is a probate sale and at the time of marketing probate is still outstanding for this property.



Energy Efficiency Graph

Tenure: Freehold



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