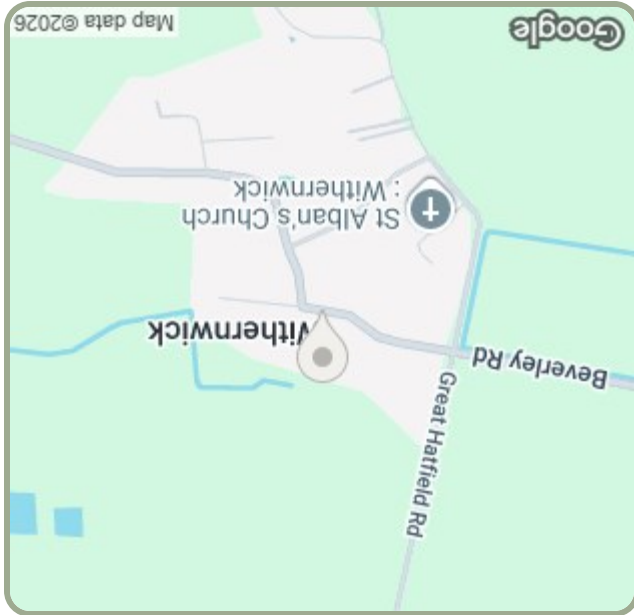
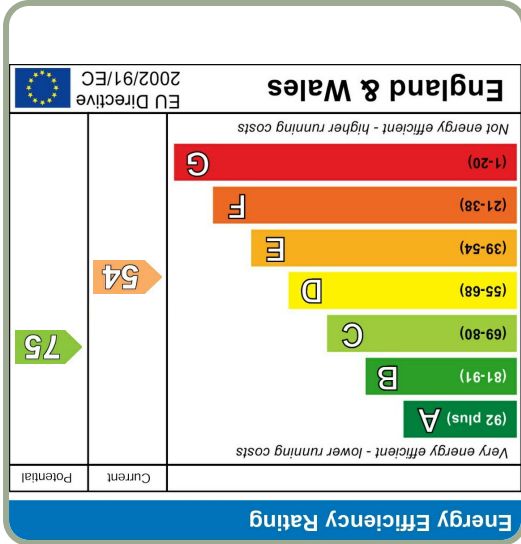


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Our House Estate Agents

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5 Paddock View, Hull, HU11 4UA
Offers Over £195,000



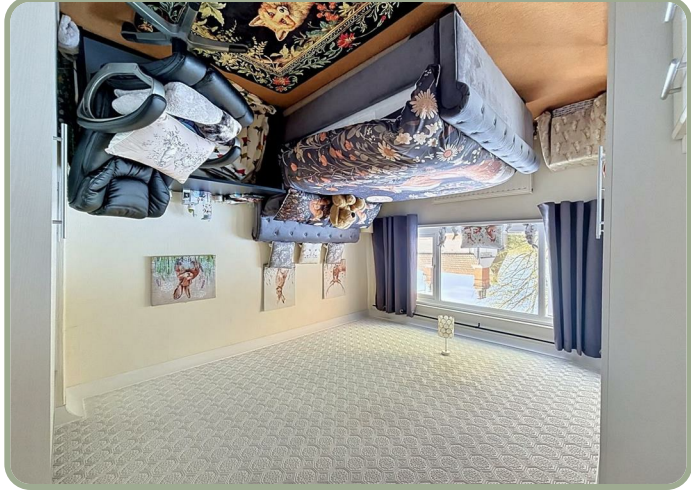


A well-presented, three-bedroom detached home, situated within the village of Witherwick, offering spacious and well-balanced accommodation. The ground floor comprises good sized lounge diner, providing ample space for both living and dining arrangements, along with a well-appointed fitted kitchen offering a range of units and workspace. A conservatory to the rear enhances the living space further, creating a pleasant area overlooking the garden and allowing for plenty of natural light.

To the first floor, the property offers two well-proportioned double bedrooms, a third bedroom, and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a private driveway providing off-street parking, leading to a garage. To the rear is a generous wrap around lawn garden, offering a good degree of privacy and an ideal space for outdoor seating and relaxation. This appealing home combines comfort, space and practicality, making it an excellent opportunity for a range of buyers.

EPC: E
Council Tax: C
Tenure: Freehold



Front Garden
Generous sized front garden includes driveway with parking multiple vehicles, lawn and planted borders.

Entrance Hall
Entrance door, Staircase to first floor, Cupboard, Radiator and carpeted.

Lounge Diner
24'2" x 11'7"
Includes a front facing window, Patio to garden, Open fireplace, Coving to ceiling, Radiator and is carpeted.

Kitchen
10'10" x 8'7"
The kitchen features a side-facing window, fitted wall and base units with complementary work surfaces, and a stainless steel sink with single drainer. There is space and plumbing for a washing machine, along with an integrated fridge freezer, built-in electric oven, and electric hob. Additional features include coving to the ceiling and vinyl flooring, with further space for a tumble dryer. The kitchen opens through to the conservatory, creating a practical and connected living space.

Conservatory
10'9" x 7'6"
Windows facing the side and rear of the property with french doors to the garden.

First Floor Landing
Includes a side facing window, Cupboard and coving to ceiling

Master Bedroom
13'0" x 10'9"
Carpeted, Front facing window, Coving to ceiling and radiator

Bedroom 2
10'10" x 10'9"
Carpeted, Rear facing window, Built in cupboard, Coving to ceiling and radiator

Bedroom 3
9'11" x 6'11"
Includes front facing window, Built in cupboard and radiator

Bathroom
8'0" x 5'4"
Two rear facing windows, W.C, Hand wash basin with storage under, Panelled bath with shower over, Heated towel rail, Extractor fan, Laminate floor and shower boarding to walls

Rear Garden
Laid mainly to lawn, Paved area, Garden shed, Fenced boundaries, Planted borders and locates the oil tank

Garage