



18 WESTGATE PATRINGTON

£110,000
FREEHOLD

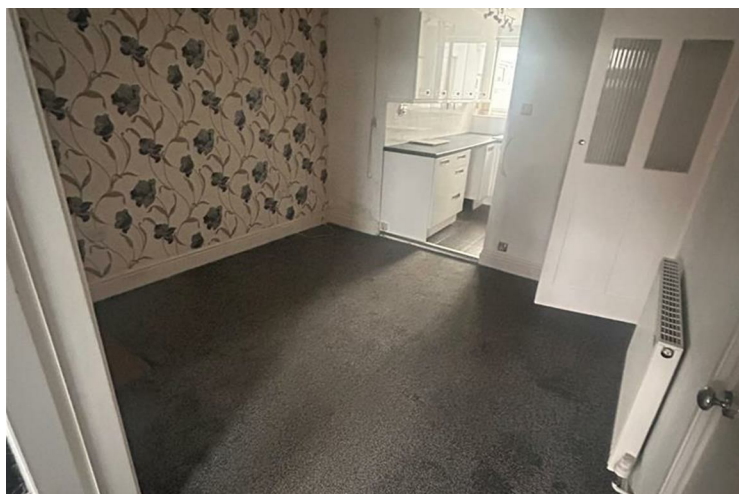
The property features a welcoming lounge, a separate dining room, a fitted kitchen, two well-proportioned bedrooms, a family bathroom, and a versatile loft space offering useful additional storage or potential (subject to any necessary consents).

To the rear, residents can enjoy access to a communal garden, providing a pleasant outdoor space to relax. There is also on-street parking available nearby for added convenience.

Ideally located within easy reach of local amenities, schools, and transport links, this delightful home combines village charm with everyday practicality.

FRANK HILL & SON

Est. 1924



Situated in the popular village of Patrington, this charming terraced home offers comfortable living accommodation, making it an excellent choice for first-time buyers, downsizers, or investors.

Lounge

12'3" x 12'2" (3.738 x 3.719)

A spacious and inviting lounge featuring a decorative fireplace with a timber mantel, neutral décor, and glazed double doors opening into the dining room, creating a bright and versatile living space

Dining Room

10'9" x 10'9" (3.281 x 3.280)

A well-proportioned dining room featuring a striking floral feature wall, neutral décor, fitted carpet, and ample space for a family dining table, with glazed doors leading through to the lounge to create an ideal space for entertaining.

Kitchen

7'2" x 10'10" (2.190 x 3.307)

A modern fitted kitchen comprising a range of white wall and base units with contrasting work surfaces, integrated appliances, generous preparation space, and a large window overlooking the rear, allowing plenty of natural light.

Bathroom

5'5" x 10'7" (1.669 x 3.244)

A spacious family bathroom fitted with a panelled bath, white fitted toilet, and vanity wash hand basin, complemented by part-tiled walls, a distinctive circular feature window providing natural light, and ample space to create a relaxing and practical bathing area

Conservatory

14'6" x 4'10" (4.420 x 1.495)

A useful sunroom providing a versatile additional space, ideal for storage, a utility area, or boot room, with a glazed roof and windows allowing plenty of natural light, and double doors opening onto the communal rear garden.

Bedroom

12'1" x 12'4" (3.695 x 3.761)

A spacious double bedroom boasting a charming feature fireplace, comprehensive fitted storage, and a bright, airy feel, creating a comfortable and versatile living space

Bedroom

10'11" x 7'8" (3.328 x 2.358)

A generous double bedroom benefitting from extensive built in storage, including a walk-in wardrobe/dressing area, with a bright and airy feel enhanced by a large rear facing window

Loft Space

11'5" x 11'4" (3.497 x 3.469)

A spacious and versatile loft room featuring a Velux roof window providing natural light, offering excellent potential as a home office, hobby room, playroom or additional storage space, subject to individual requirements

Communal Garden

There is a, north facing, communal garden space to the rear of the property which is shared among the houses next door.



Additional information

TENURE

Freehold with Vacant Possession on Completion

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

COUNCIL TAX

Band - A

AGENTS NOTES

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give

notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract • All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





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		
	66	81
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**FRANK HILL
& SON**

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