



Goodwin Fox

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RESIDENTIAL SALES & LETTING AGENTS



## 6 Ings Lane

Asking Price £114,995

Pattrington Hull, HU12 0ND



Situated in the popular village of Pattrington, this well-presented three-bedroom home on Ings Lane offers comfortable and practical living space, ideal for families or first-time buyers.

The property opens into a welcoming living room, which flows seamlessly into a dining area and kitchen, creating a sociable and functional layout. From the kitchen, there is direct access to the rear garden, making it perfect for both everyday living and entertaining.

To the rear, the garden is raised and finished with low-maintenance astro turf, fully enclosed with fencing for privacy. There is also access along the back for neighbouring properties, leading to an alleyway used for general access.

Upstairs, the property comprises a family bathroom fitted with a bath, sink, and toilet, along with three bedrooms: two single rooms and one well-proportioned double bedroom.

Early viewing is recommended to appreciate the space and potential this home has to offer.





On the ground floor, the living room leads through to a dining area and kitchen, creating a connected space that works well for both day-to-day use and mealtimes. The kitchen provides access to the rear garden.

Upstairs, there are three bedrooms, including one double room and two single rooms that could also be used as a home office or spare room. The bathroom is fitted with a bath, wash basin and WC.

Outside, the rear garden is raised and laid with astro turf for low maintenance, and is enclosed with fencing. There is also shared access along the back of the property for neighbouring homes, leading to an alleyway used for bins.

Overall, the property offers a simple and functional layout with a good balance of living and bedroom space.

**Lounge 12'3" x 10'9" (3.75 x 3.29)**

**Dining Room 12'3" x 10'9" (3.75 x 3.30)**

**Kitchen 10'2" x 7'10" (3.10 x 2.40)**

**Bedroom 1 11'1" 10'10" (3.40 x 3.31)**

**Bedroom 2 10'10" x 8'2" (3.31 x 2.50)**

**Bedroom 3 8'2" x 7'10" (2.50 x 2.40)**

**Bathroom 8'2" x 4'5" (2.50 x 1.35)**

**Garden**

**Agent Note**

There is a flying freehold at this property.

Parking: on street parking.

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

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers,

predictive speeds and best mobile coverage, please visit Ofcom checker.

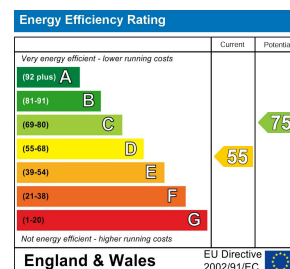
Council tax band A.

The property is connected to mains gas and mains drainage services.



## Energy Efficiency Graph

**Tenure: Freehold**



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