



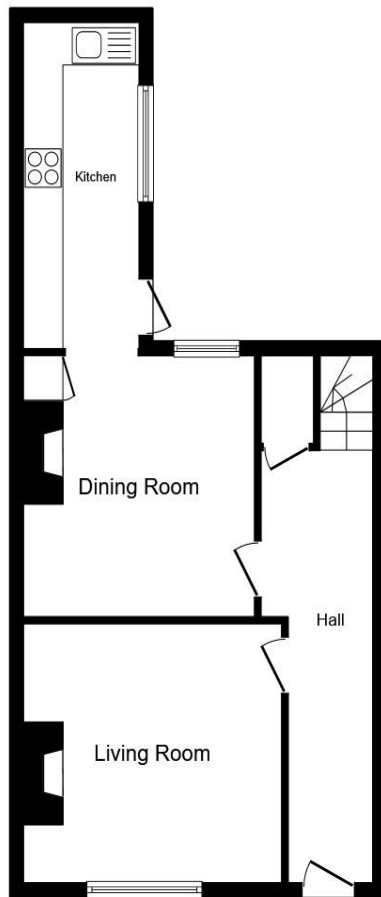
**West View, Patrinton, Hull HU12 0PT**

**Welcome to**

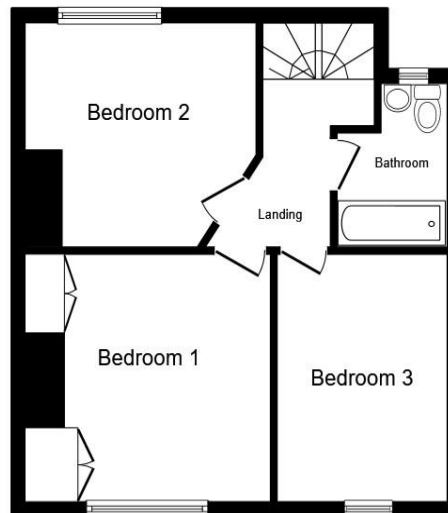
**West View, Patrington, Hull**

William H Brown are delighted to market this beautiful 3-bed countryside home in Patrington Haven. Featuring a spacious lounge, versatile dining room, modern kitchen, 3 bedrooms and stylish bathroom. Boasting a private, well-kept garden—ideal for families and ready to move into. Viewings advised!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

14' x 11' 11" ( 4.27m x 3.63m )

**Dining Room**

11' 11" x 11' 10" ( 3.63m x 3.61m )

**Kitchen**

15' 1" x 5' 5" ( 4.60m x 1.65m )

**Landing**

**Bedroom 1**

11' 11" x 11' 6" ( 3.63m x 3.51m )

**Bedroom 2**

12' x 11' 7" ( 3.66m x 3.53m )

**Bedroom 3**

11' 11" x 8' 1" ( 3.63m x 2.46m )

**Bathroom**

5' 5" x 3' 4" ( 1.65m x 1.02m )

Total floor area 90.7 m<sup>2</sup> (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

## West View, Patrington, Hull

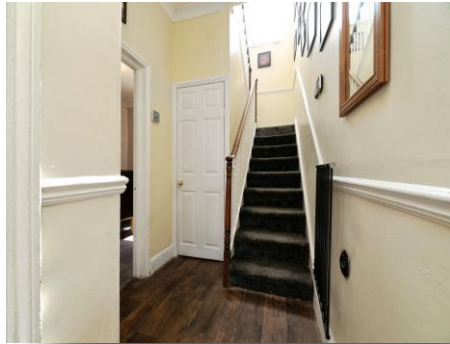
- CHARMING 3 BED MID-TERRACE HOME
- COUNTRYSIDE LOCATION IN PATRINGTON HAVEN
- COUNCIL TAX BAND: A
- WELL-KEPT GARDEN WITH PASSAGE ACCESS TO FRONT
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR124070](http://williamhbrown.co.uk/Property/HDR124070)



Property Ref:  
HDR124070 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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