Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

22 Westfield

Asking Price £170,000

Patrington Hull, HU12 0PL

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An extended three bedroom semi-detached house occupying a generous corner plot and enjoying uninterrupted views across open fields to the rear. Offering a deceptively large south westerly facing garden and a flexible internal layout, this home is perfectly suited to growing families looking for space both inside and out.

The property has been extended to provide an additional reception room, complementing the spacious lounge and kitchen diner to create a layout that adapts effortlessly to modern family life. Whether you're looking for a children's playroom, home office or an additional sitting room, the extra living space provides excellent versatility.

To the first floor are three well proportioned bedrooms, with the two double bedrooms enjoying stunning views over the surrounding countryside. The family bathroom is fitted with both a bath and separate shower cubicle, catering well for busy family living.

Externally, the generous rear garden is a real highlight. Enjoying a south westerly aspect, it provides a wonderful space for children to play, families to entertain and adults to relax and unwind, all whilst taking in the far-reaching open views. Properties offering this combination of space, privacy and outlook are rarely available.

A hard standing frontage sits alongside a lawned front garden, with a pathway leading to the main entrance. (Please note there is no dropped kerb, therefore this cannot be classed as off street parking.)

Entering directly into the lounge, stairs rise to the first floor while French doors open through to a rear conservatory, currently utilised as a useful storage space.

Leading on from the lounge, the kitchen diner is fitted with a range of modern red gloss units incorporating an integrated dishwasher, built-in double oven and hob. There is also ample space for a freestanding American style fridge freezer and washing machine, together with plenty of room for family dining.

The kitchen continues through to the side extension, currently arranged as a second lounge. This versatile reception room benefits from French doors opening onto the rear garden together with a separate external door to the front of the property.

To the first floor, the landing provides access to three bedrooms, comprising two double bedrooms positioned to the rear and enjoying uninterrupted views across the surrounding fields, together with a generous third bedroom to the front elevation.

Completing the accommodation is a fully tiled family bathroom fitted with both a bath and separate shower cubicle.

Outside, a gate leads into the rear garden, which enjoys a south westerly aspect to make the most of the sunshine throughout the day. Predominantly laid to lawn, the garden is enclosed by a combination of fenced and mature hedge boundaries, creating a private and spacious outdoor environment ideal for family life.

Lounge 14'0" x 14'3" (4.27 x 4.35)

Kitchen/Diner 17'3" x 9'4" (5.27 x 2.85)

Sitting Room 17'3" x 12'2" (5.27 x 3.71)

Conservatory 8'6" x 8'2" (2.60 x 2.50)

Bedroom 1 12'3" x 11'2" (3.74 x 3.42)

Bedroom 2 11'2" x 9'4" (3.42 x 2.85)

Bedroom 3 8'9" x 8'0" (2.69 x 2.44)

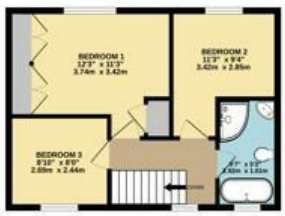
Bathroom 9'6" x 5'3" (2.92 x 1.61)

Agent Note

Parking: There is no off street parking is available with this property.

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

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



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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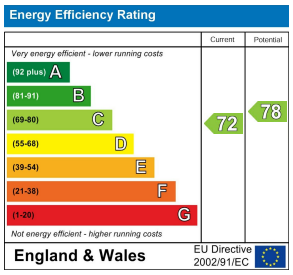
Tenure:

Energy Efficiency Graph



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