



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



69 Northside

Asking Price £249,950

Patrington, HU12 0PB



SEMI-DETACHED THREE BEDROOM HOUSE WITH OPEN VIEWS TO THE REAR!

A period property set on a corner plot on the edge of this sought after village, benefitting from open views at the rear over open fields and enjoying plenty of off street parking at the rear along with two garages. The property has been well maintained and offers a great opportunity for any buyer looking for a home that is ready to move straight into, finished in neutral tones throughout and being deceptive in size, this property must be viewed to be appreciated. With uPVC glazing and gas central heating throughout the accommodation comprises: internal porch, hallway, front facing lounge, sitting/dining room with log burner, side conservatory, rear fitted kitchen and a utility room with ground floor WC and further pantry & storage cupboard, to the first floor are two double bedrooms, further single bedroom and a family bathroom with four piece suite. Outside is a wrap around laid to lawn garden with a gated gravelled parking area leading to the garages, wooden summerhouse and a further section of garden seating a greenhouse & large shed. Call us today to arrange a viewing and see all this impressive home has to offer!





Porch/Hallway 21'11" x 5'10" (6.70 x 1.80)

A glazed uPVC front entrance door opens to an internal porch with a wooden door with stained glass panels continues through into the hallway where a spindled staircase rises to the first floor landing with cupboard below. With tiled flooring, radiator and an internal window to the sitting/dining room.

Lounge 10'9" x 11'1" (3.30 x 3.40)

Good size front facing living room with plenty of natural lighting provided by a uPVC glazed bay window. With a feature fireplace housing a living flame gas fire, laminate flooring and a radiator.

Sitting/Dining Room 12'1" x 10'5" (3.70 x 3.20)

Second reception room currently used as a sitting room with access leading through to the conservatory, with two rear facing uPVC windows, radiator, laminate flooring and a fireplace housing a log burning stove.

Conservatory 9'10" x 9'10" (3.00 x 3.00)

Conservatory overlooking the garden with quarry tiled flooring and external door.

Kitchen 9'10" x 9'10" (3.00 x 3.00)

Cream fitted kitchen units with complementing worktops and tiled splash back walls, fitted with an electric oven and hob with extraction hood, 1.5 bowl sink and drainer with mixer tap, space for an under counter fridge, tiled flooring, radiator and a side facing uPVC window.

Utility Room 13'1" x 4'7" (4.00 x 1.40)

Leading on from the kitchen is a utility room with a row of units to one wall housing space and plumbing for a washing machine, dishwasher and under counter freezer. With tiled flooring and half tiled walls, towel radiator, side facing uPVC window and a door to the rear garden. Adjoining the utility room is a useful walk-in store cupboard (1.50m x 1.90m) along with a further shelved pantry cupboard (1.50m x 1.90m).

WC 3'3" x 6'2" (1.00 x 1.90)

Ground floor WC leading from the utility room with tiled flooring.

Landing

Stairs rise and turn onto a spacious landing with a spindled balustrade, radiator and loft access.

Bathroom 9'10" x 9'10" (3.00 x 3.00)

Spacious family bathroom fitted with a four piece suite comprising of a bath with telephone mixer shower attachment, separate shower cubicle with a mains fed shower, pedestal basin and WC. With wall tiles, wood effect flooring, towel radiator, obscured glass uPVC window and a built-in cupboard.

Bedroom One 12'1" x 10'9" (3.70 x 3.30)

Double bedroom with a fitted cupboard housing the gas fired boiler, front facing uPVC window, radiator and laminate flooring.

Bedroom Two 12'5" x 10'9" (3.80 x 3.30)

Second double bedroom with two uPVC windows providing views over open fields to the rear. With a bank of fitted wardrobes to one wall, radiator and laminate flooring.

Bedroom Three 5'10" x 5'2" (1.80 x 1.60)

Single bedroom ideal as a dressing room with fitted storage to one side, laminate flooring, radiator and a uPVC window to the front.

Garden & Garages

The property occupies a corner plot edged by decorative hedging and is accessed via double gates opening onto a large gravelled parking area at the rear, offering off street parking for multiple cars and ample space for a caravan/campervan etc, and giving access to two brick built garages both with up and over vehicular doors. A laid to lawn section of garden wraps around the side and front of the property and stepping out from the utility room door is a patio area screened by a pergola. Leading behind the garage is a further section of private garden seating a large wooden shed and a greenhouse. Also included is a cabin style wooden summerhouse that catches the afternoon sun.

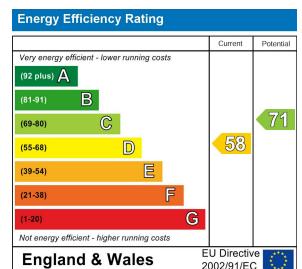
Please note the garage furthest from the house and that segment of garden is held on a second possessory title, we hold title plans for both at the office, please ask for further details.

Agent Note



Energy Efficiency Graph

Tenure: Freehold



Council tax band B

Services include mains gas, electric and drainage connections.

As you approach Patrington on the A1033 heading West from Withernsea this property is the first house on the right hand side as you enter the village, opposite the junction with Tithe Barn Lane.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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