



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 11 Meadow View

Patrington, HU12 0QG

Offers Over £150,000



CHAIN FREE SEMI-DETACHED HOUSE WITH PARKING!

Offered to the market with the benefit of vacant possession and no onward chain is this modern designed semi-detached house, located in a sought after village and enjoying views at the front over open fields. This three bedroom property is ready for a new owner to move straight into and the accommodation comprises: entrance porch, ground floor WC, lounge and a fitted kitchen diner to the rear, upstairs are three bedrooms and a bathroom. Externally the property benefits from low maintenance front and rear gardens, along with an allocated parking space set within a private car park at the rear of the house. With uPVC glazing and gas central heating throughout. This property will suit a range of buyers from investment landlords to those first time buyers looking to get onto the property ladder, viewings are available via appointment only, contact our office to arrange an appointment to see all that this property has to offer.





### Porch & Cloakroom

A uPVC front entrance door opens to a useful entrance porch, with a further uPVC window, laminate flooring and a radiator. Leading off the porch is a ground floor WC with basin, uPVC window, radiator and laminate flooring.

### Lounge 12'11" x 14'11" (3.95 x 4.55)

Good size living room with stairs rising to the first floor landing, double doors lead through into the kitchen for an open plan layout, with a uPVC front facing window, radiator and laminate flooring.

### Kitchen Diner 12'11" x 14'11" (3.95 x 4.55)

Rear facing kitchen diner fitted with a range of base and wall units, with black worktops and tiled splash backs. Fitted electric oven with a gas hob above and extraction fan, inset 1.5 bowl sink and drainer with mixer tap, space/plumbing for under counter white goods, space for a vertical fridge freezer and ample

room for a dining table. With a uPVC window and French doors opening to the rear garden, laminate flooring, radiator, ceiling spotlights and a wall mounted gas combi-boiler.

### Bathroom 4'11" x 6'2" (1.50 x 1.90)

Fitted with a white three piece bathroom suite comprising bath with mains fed shower above, pedestal basin and low level WC. Tiled splash back walls with mosaic border tiles, vinyl flooring, obscured glass uPVC window and a built-in shelved linen cupboard over the stairs.

### Bedroom One 13'5" x 8'4" (4.10 x 2.55)

Rear facing double uPVC window and radiator.

### Bedroom Two 12'5" x 8'4" (3.80 x 2.55)

Front facing double bedroom overlooking open fields, with a uPVC window and radiator.

### Bedroom Three 9'6" x 6'2" (2.90 x 1.90)

Rear facing uPVC window and radiator.

### Garden

The property is screened from the roadside via a mature hedges and a central hand gate gives access onto a gravelled front garden with a paved pathway leading to the front door and also continuing down the side of the property via a gate into the rear garden.

To the rear is an enclosed and low maintenance garden, with a raised decked patio area with up-lights, artificial grass and gravelled borders. Screened to all sides via wooden fencing and with a gate at the rear leading through to a private car park with an allocated parking space.

### Agent Note

There is an annual management fee of £240 to cover the costs of maintaining the common areas and the drainage pumping station.

### Area Map

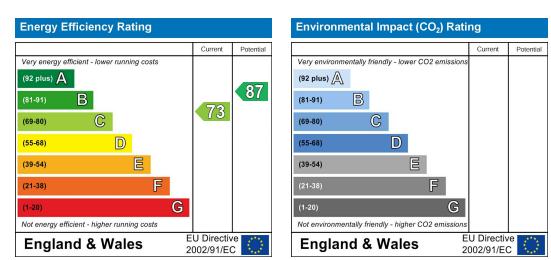


Council Tax band:B

**Directions:** Meadow View is a small development located off Southside/Haven Road on the edge of the village. Approaching Patrington heading East from Hull on the A1033 you will turn right before onto Humber Lane just before reaching the village centre, where Meadow View is located on the junction with Humber Lane and Southside/Haven Road.

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 or give any representation or warranty in respect of the property.

### Energy Efficiency Graph



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