



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



### 3 Westfield

£159,950

Patrington Hull, HU12 0PL



Situated in a highly sought after village location fronting Ings Lane, this three bedroom semi detached home offers excellent family accommodation and enjoys a generous south westerly facing rear garden, perfectly positioned to capture the sun throughout the day. Set back from Ings Lane with an attractive green space to the front, the property offers potential for off street parking (subject to the necessary consents). Well laid out with well proportioned living space throughout, offering the ideal opportunity for growing families or buyers looking to upsize into a popular and highly sought after village. Properties in the village in this price range don't stay on the market for long so this is a fantastic opportunity not to be missed.





The property is approached via a front garden laid to lawn and bordered by an attractive hedge, with space offering potential for off street parking subject to installing a driveway and dropped kerb (subject to necessary consents). The front entrance door opens into a welcoming hallway with stairs rising to the first floor landing.

From the hallway, access leads into the open plan lounge diner, a bright dual aspect space centred around a fireplace and enjoying patio doors that open directly onto the rear garden. The kitchen is fitted with a range of white units, finished with tiled flooring and positioned to overlook the garden. A door from the kitchen leads into a side lean to lobby, providing covered access between the front and rear gardens along with useful storage space and an adjoining brick built store room.

To the first floor, the landing gives access to

three bedrooms, one of which benefits from built in storage, along with a family bathroom fitted with a suite including a shower over the bath.

Externally, the rear garden is of a particularly good size, laid mainly to lawn with fenced boundaries and additional storage sheds, offering a safe and sunny space for children, gardening or outdoor entertaining.

**Store 7'10" x 6'0" (2.4m x 1.85m)**

**Kitchen 12'2" x 10'2" (3.71m x 3.12m)**

**Lounge 17'1" x 13'3" (5.22m x 4.06m)**

**Bedroom 1 13'4" x 9'6" (4.07m x 2.91m)**

**Bedroom 2 13'3" x 10'4" (4.06m x 3.16m)**

**Bedroom 3 10'2" x 7'4" (3.1m x 2.26m)**

**Bathroom 8'9" x 5'5" (2.68m x 1.67m)**

#### Garden

#### Agent Notes

**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.

GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 sq.m.) approx.  
Whilst every care has been taken to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate. 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79	79
(81-91)	B	66	66
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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