



A Fresh Approach To Property

Goodwin Fox

RESIDENTIAL SALES & LETTING AGENTS



18 Westgate

£130,000

Patrington Hull, HU12 0NB



Set within the heart of this highly sought-after village, with its range of shops and village amenities close to hand, this deceptively spacious mid-terrace cottage offers far more accommodation than first impressions suggest. Blending character features with modern practicality, the property benefits from two reception rooms, a contemporary gloss-fitted kitchen, a ground-floor bathroom and a useful side lean-to providing valuable additional space. Traditional styling is complemented by uPVC sliding sash windows to the front, enhancing kerb appeal while remaining in keeping with the age and character of the cottage. A particularly appealing feature is the large green space to the rear, owned by The Crown and available for use by neighbouring properties, creating a wonderful communal garden environment to enjoy. With two generous double bedrooms, further loft space accessed via a fixed staircase, and the added benefit of vacant possession, this charming cottage is ready for a new owner to move straight in and enjoy village life.





A front entrance door opens directly into the lounge, where a multi-fuel stove creates a cosy focal point. Double doors lead through to the dining room, forming an open-plan flow while still allowing each space to feel distinct. Stairs rise from the dining room to the first floor, with a useful storage cupboard beneath.

The kitchen is also open-plan from the dining area and is fitted with modern white gloss units, offering space for white goods and practical everyday living. To the rear, a lobby gives access to the spacious ground-floor bathroom. Adjoining this is a side lean-to with French doors opening out to the rear, providing excellent storage or utility-style space.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted storage, with bedroom one further enhanced by a feature fireplace. A fixed staircase leads from the landing to the second-floor loft space with skylight.

Lounge 13'6" x 12'1" (4.13m x 3.7m)

Dining Room 10'9" x 10'4" (3.3m x 3.17m)

Kitchen 10'10" x 7'2" (3.31 x 2.2m)

Bathroom 10'5" x 5'6" (3.2m x 1.7m)

Lean to 14'7" x 4'11" (4.45m x 1.5m)

Bedroom 1 13'6" x 12'2" (4.13 x 3.72)

Bedroom 2 10'10" x 7'8" (3.32m x 2.36m)

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.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81	
(81-91)	B	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	

Council Tax Band A

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