



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 6 Winestead Cottages

£210,000

Winestead HULL, HU12 0NP



Set within a generous plot and enjoying open field views to the front with excellent privacy to the rear, this well-presented three-bedroom semi-detached home offers space, practicality and versatility in equal measure. With attractively maintained front and rear gardens and extensive off-street parking provided by a gravelled driveway and frontage, the property is perfectly suited to family life while also appealing to buyers with specialist interests.

A standout feature is the substantial rear garage (10.6m x 3.70m), accessed independently from the rear and ideal for car enthusiasts, classic vehicle storage, workshops or hobby use. Inside, the home offers two reception rooms, three bedrooms and a useful side extension incorporating a ground-floor WC and separate utility room – an essential addition for modern family living. Finished to a high standard throughout and benefitting from a solid fuel stove for cosy winter evenings, along with a recently replaced roof for added peace of mind, this is a home that is ready to move straight into and enjoy.

The property also offers exciting future potential, with the current owners having previously obtained plans for a two-storey side extension (not proceeded with), presenting an opportunity for a new buyer to explore further expansion if desired. School transport to Withernsea High School and Patrington Primary School provided directly outside the property via EYRC school transport. Homes in this location rarely come to market, so early viewing is strongly recommended to avoid missing out.







### Walkthrough

The property is set back from the roadside behind a gravelled driveway with entrance pillars, providing ample off-street parking and framed by attractive planting to enhance curb appeal. A front entrance porch opens into the welcoming hallway, where stairs rise to the first-floor landing. From here, access leads into the lounge, a bright and inviting space featuring a solid fuel stove as a cosy focal point and a bay window that allows plenty of natural light to flood the room.

Continuing through the hallway, the kitchen is positioned at the rear of the property and is fitted with a range of wooden units and integrated appliances, offering a practical and well-laid-out workspace with a window overlooking the rear garden. Adjoining the kitchen is the dining room, providing a useful second reception space ideal for family meals or entertaining.

Leading off the kitchen is a single-storey utility room which also houses the ground-floor WC. This space benefits from access both from the driveway and directly into the rear garden, making it particularly convenient for day-to-day family living and ideal for children returning from outdoor play.

Stairs rise to the first-floor landing, where there are two generous double bedrooms, both featuring built-in storage cupboards. Bedroom one enjoys a bay window with open views across the surrounding fields. The family bathroom is well presented and fitted with a bath, separate shower cubicle, WC and wash basin. The third bedroom is a single and incorporates a concealed staircase leading up to the loft, which is boarded and provides useful additional storage space.

To the rear, the garden is generously sized, mainly laid to lawn and fully enclosed by fenced boundaries. A canopied seating area offers a pleasant spot for outdoor relaxation, while a pathway leads down to the substantial block-built garage which spans the width of the garden. The garage benefits from power, attic trusses for further storage, and a garage door opening onto a private rear access road serving the neighbouring properties – providing excellent space for vehicle storage, workshop use or hobbies.

**Lounge 13'5" x 11'5" (4.10 x 3.50)**

**Dining Room 11'5" x 11'5" (3.50 x 3.50)**

**Kitchen 11'5" x 8'2" (3.50 x 2.50)**

**Utility Room 12'5" x 8'6" (3.80 x 2.60)**

### WC

**Bedroom 1 11'5" x 10'5" (3.50 x 3.20)**

**Bedroom 2 11'5" x 9'10" (3.50 x 3.00)**

**Bedroom 3 9'2" x 8'2" (2.80 x 2.50)**

**Bathroom 9'6" x 5'2" (2.90 x 1.60)**

**Boarded Loft 17'4" x 11'1" (5.30 x 3.40)**

**Garage 34'9" x 12'1" (10.60 x 3.70)**

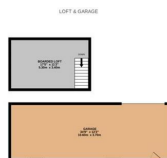
### Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by an oil fired boiler.

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

Council tax band B.

The property has a septic pit maintained by CICD and oil central heating.



## Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>63</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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