



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Westways Back Lane

Patrington Haven, HU12 0PU

Offers In The Region Of  
£135,000



Well kept three bedroom semi-detached house set on a no through road in this semi-rural hamlet on the outskirts of Patrington, offering three good size bedrooms, open plan through lounge with dining area off the kitchen, first floor bathroom and a private garden to the rear with long side driveway offering parking for multiple cars. With uPVC glazing and gas central heating throughout, this low maintenance home would be a great choice for any first time buyer or for anyone looking to unwind and live in the countryside. Priced to sell and available to view, contact our office to arrange an appointment and see all that this lovely home has to offer.  
NO CHAIN INVOLVED.







### Entrance Hall

A uPVC front entrance door opens into an entrance lobby with stairs rising to the first floor landing.

### Lounge 14'7" x 11'7" (4.45 x 3.55)

Open plan to the dining area with a uPVC front facing window, fireplace housing a gas fire with marble effect hearth, large under stairs storage cupboard and a radiator.

### Dining Area 12'7" x 7'2" (3.85 x 2.20)

Leading on to the kitchen is this useful dining space with uPVC French doors opening out to the rear patio area and with a radiator.

### Kitchen 12'7" x 7'4" (3.85 x 2.25)

Modern beech effect galley kitchen with contrasting black work surfaces and grey tiled splash backs. Space for a free standing cooker, space and plumbing for a washing machine and vertical fridge freezer, inset stainless steel sink

and drainer, radiator, laminate flooring and a rear facing uPVC window and door.

### Bedroom One 10'9" x 11'9" (3.30 x 3.60)

Front facing double bedroom with a uPVC window, radiator and useful built-in wardrobe.

### Bedroom Two 11'3" x 8'6" (3.45 x 2.60)

Second double bedroom with a uPVC rear facing window, radiator and a shelved airing cupboard housing the gas fired combination boiler which was fitted in Sept 2020 with a 10 year warranty.

### Bedroom Three 11'3" x 6'2" (3.45 x 1.90)

Single bedroom with rear facing uPVC window and radiator.

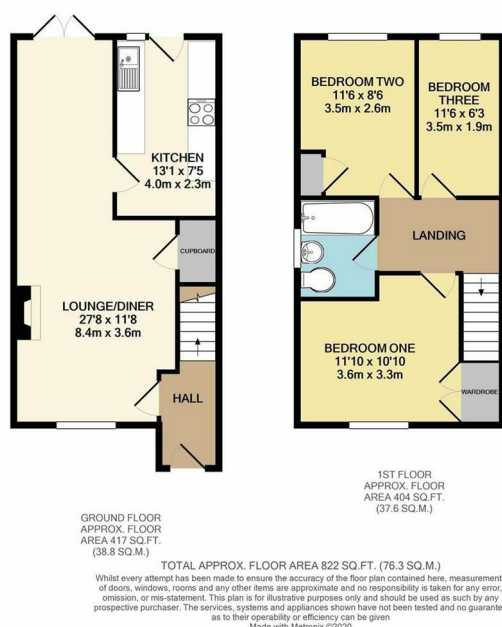
### Bathroom 6'10" x 5'6" (2.10 x 1.70)

White three piece bathroom suite comprising panelled bath with electric shower above and glass splash screen, low level WC and pedestal

wash hand basin. Majority tiled walls, laminate flooring, radiator, extraction fan and an obscured glass uPVC window.

### Garden

To the front of the property is a small grassed area of garden with pathway to the front door. A private side driveway leads to the very bottom of the garden and provides off street parking for multiple cars and has previously seated a caravan. To the rear is a laid to lawn garden with a paved patio area adjoining the rear of the house, feature planted borders and two wooden sheds provide useful storage space.



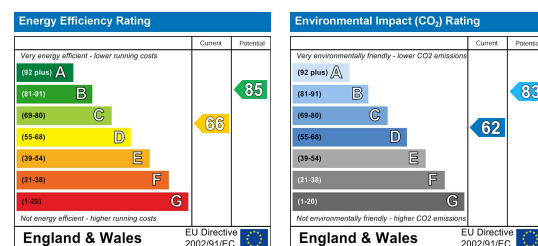
Council Tax band:A

**Directions:** Patrinton Haven is a small hamlet on the outskirts of Patrinton. Upon entering Patrinton Haven turn immediately Back Lane is the first left hand tuning

## Area Map



## Energy Efficiency Graph



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.

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