



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 6 Westgate Manor

£450 PCM

Patrington, HU12 0QF



Recently refurbished two bedroom first floor flat within close proximity of the village square, presented to a very high standard and benefiting from an updated kitchen & bathroom, with new windows, heating and with new floor coverings and fresh decor. UPVC glazing throughout and heating by way of electric storage heaters. The flat comprises: kitchen, lounge, two bedrooms and bathroom, outside is a small yard and a parking space. Ready and available now for viewings.







**Entrance/Stairs**

A uPVC entrance door opens to a private ground floor lobby with stairs rising to the first floor flat where a central landing gives access to all rooms.

**Kitchen Diner 11'11" x 13'9" reducing to 10'4" (3.65 x 4.20 reducing to 3.15)**

Very recently fitted contemporary grey kitchen units with black work surfaces and tiled splash backs, with a built-in electric oven and hob with extractor hood, stainless steel sink with drainer, space for a washing machine, room for a table, vinyl flooring, storage heater and a uPVC window.

**Lounge 12'1" x 9'4" (3.70 x 2.85)**

UPVC window and storage heater.

**Bedroom One 12'1" x 9'6" (3.70 x 2.90)**

UPVC window and storage heater.

**Bedroom Two 8'4" x 7'10" (2.55 x 2.40)**

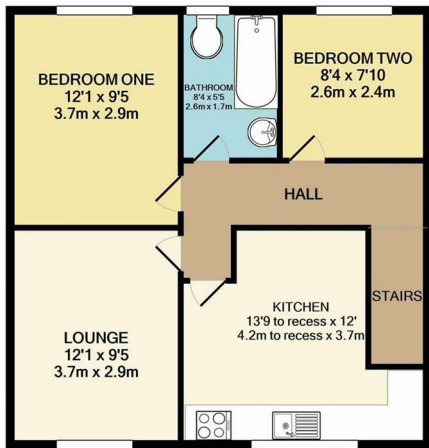
UPVC window and storage heater.

**Bathroom 8'4" x 5'4" (2.55 x 1.65)**

Recently fitted three piece bathroom suite comprising bath with shower above and glass screen, WC and basin. Towel radiator, tiled splash backs, vinyl flooring and an obscured glass uPVC window.

**Garden**

To the front of the property is a parking space for one car and a gate opens to a brick paved pathway leading down the side of the property to a gravelled rear courtyard, enclosed by fenced boundaries and giving access into the flat.



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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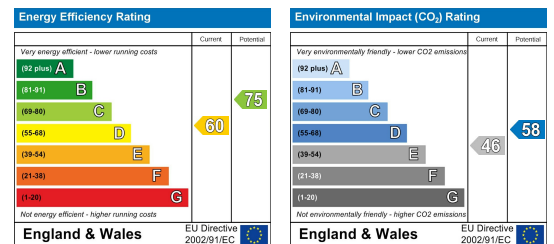
Council Tax band:A

**Directions:** Westgate Manor is a small cul de sac that is accessed off Westgate in between Amy's Bar and the Fire Station.

**Area Map**



**Energy Efficiency Graph**



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