

# Whitakers

Estate Agents



## West Kell 3, Station Road, Patrington, HU12 0NE

**Offers In The Region Of £650,000**

Enjoying an elevated location on the approach to the sought after village of Patrington. Adorned with beautiful mature trees and nestled within lovingly tended grounds with York stone steps taking you up to the traditional front entrance door with feature stained glass window, just take a moment to admire WEST KELL, an IMPRESSIVE DETACHED RESIDENCE originally dating back to circa 1929 whilst retaining many influences of the art deco era, the property has been extended and reconfigured over recent years to provide a layout that suits modern day family life.

The generously proportioned accommodation includes: A welcoming HALLWAY, inviting you in to view with feature staircase taking you up to the first floor landing. There is a SITTING/ STUDY room with feature fireplace and walk in bay window. A very spacious LOUNGE with large picture windows overlooking the gardens, a lovely room for the family to relax and unwind. At the heart of this home is the fabulous BREAKFAST KITCHEN with central ISLAND feature, perfect to gather round whilst creating culinary delights for the family, adjoining the DINING/ FAMILY ROOM with French doors opening out to the garden Patio area, creating a lovely space for entertaining family & friends.

There are FOUR bedrooms to the first floor with the PRINCIPLE BEDROOM having a range of fitted furniture providing ample storage facilities, EN SUITE and walk in wardrobe. A lavish family BATHROOM with a free standing bath and shower cubicle completes the first floor.

Outside there is a DOUBLE GARAGE with a useful HOBBY ROOM above. There are lovingly tended, wrap around GARDENS with beautiful mature trees adorning the boundaries, an array of shrubbery and colourful plantings with a Patio area, providing space for dining "al fresco" a wonderful outdoor space, just beckoning to be explored.

We invite you to view this wonderful home, do not delay, call Whitakers to arrange your viewing today!!

## Accommodation Comprising

Entrance & Hallway 13'5" x 7'10" (4.09m x 2.41m)



Steps lead up to the traditional front entrance door with stained glass feature, opening to welcome you in to view the generously proportioned accommodation on offer. Feature staircase takes you up to the first floor landing and doors open to the ground floor accommodation. Laminate flooring and radiator.

Lounge 28'5" x 15'10" (8.67 x 4.85)



An extensive lounge, ideal for the family to relax and unwind. Light and airy with large picture windows to front and side elevations with French doors opening out to the gardens. Feature fireplace with real coal fire, lovely to cosy up to on those cold winter evenings. Radiator and door to dining kitchen.

## Lounge Feature



Feature fireplace.

Sitting Room/ Study/ Reception 16'10" x 13'11" (5.15 x 4.25)



A comfortable sitting/ study with feature high ceiling and traditional coving. Attractive fireplace with "living flame" effect gas fire. Walk in bay window to the front elevation and radiator.

Sitting Room Feature Fireplace



Breakfast Kitchen 14'5"x 22'2" (4.41x 6.78)



A fabulous breakfast kitchen, fitted with a range of fitted units to base and walls, complimentary work surface and upstands. Integrated fridge/freezer and built in double oven. Central island feature with seating, electric hob with stainless steel extractor hood above, ideal for the culinary member of the family. Vinyl flooring, double glazed window to rear elevation, radiator and an opening to the family room.

Breakfast Kitchen Picture 2 14'6" x 22'3" (4.41m x 6.78m)



Family Room & Dining Area 20'6" x 19'5" (6.25 x 5.93)



A lovely room for the family to gather with ample space for dining table & chairs and seating. Feature double glazed French doors open out to the garden and patio area, a wonderful space for entertaining family & friends. Laminate flooring and radiator.

Family Room View of Garden



Family/ Dining Room Picture 2 20'6" x 19'5" (6.25m x 5.93m)



Two windows to rear, window to side, double door, open plan, door to:

Rear Porch 8'4" x 9'10" (2.53m x 3.00m)  
Two windows to side, door.

Utility 13'5" x 9'3" (4.08m x 2.83m)



Window to front, door to: A useful utility room with a range of fitted units. Plumbing for automatic washing machine and door to Ground floor W.C.

Landing 9'7" x 8'11" (2.91m x 2.72m)  
Storage cupboard, door to:

Principle Bedroom 24'5" x 15'10" (7.46 x 4.85)

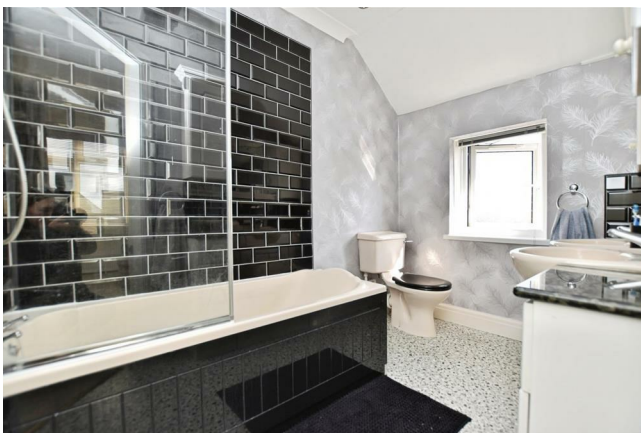


A capacious Principle bedroom with an impressive range of fitted bedroom furniture, providing ample storage facilities along with a walk in wardrobe with shelving. Three double glazed windows allowing ample light to flow through. Radiator and door to En Suite.

Feature to Principle Bedroom



En Suit to Principle Bedroom 9'4" x 6'6" (2.86m x 2.00m)



A sizable En suite with panelled bath, overhead shower and glazed screen,. Low level W.C. and his and hers wash basin with useful storage cupboards below. Tiling to splashbacks, vinyl flooring, radiator and double glazed window.

Gardens



Lovingly tended gardens wrap around the property, mainly laid to lawn, adorned with beautiful mature trees, shrubbery and colourful plantings. There is an enclosed water feature/pond with wrought iron gated access and a paved patio area, ideal for dining "al fresco" A wonderful outdoor space the whole family will enjoy.

Front of House



Bedroom Two 13'5" x 13'11" (4.09 x 4.26)



A double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom Three 14'7" x 12'1" (4.45 x 3.70)



A double bedroom with double glazed window and radiator.

Bedroom Four 10'2" x 7'11" (3.11m x 2.42m)



Window to front, door to:

Family Bathroom



The recently fitted family bathroom features a free standing bath , shower cubicle, low level W.C. and vanity unit housing the wash basin with useful storage drawers below. Contemporary tiling to splashbacks and flooring. Towel heater and double glazed window.

Driveway & Off Road Parking

An elevated private driveway leads up to the car parking area, providing ample space for several vehicles and access to the detached garage.

Double Garage & Hobby Room 22'8" x 20'7" (6.93 x 6.28)



A detached brick built double garage with two metal up and over doors providing vehicle access. Stairs take you up to the first floor hobby room with a range of fitted units, two Velux windows and a further double glazed window to front elevation. Light and power provided.

Hobby Room 22'8" x 13'5" (6.93m x 4.10m)



Window to rear, two windows to side, open plan, door to:

Garden Pond



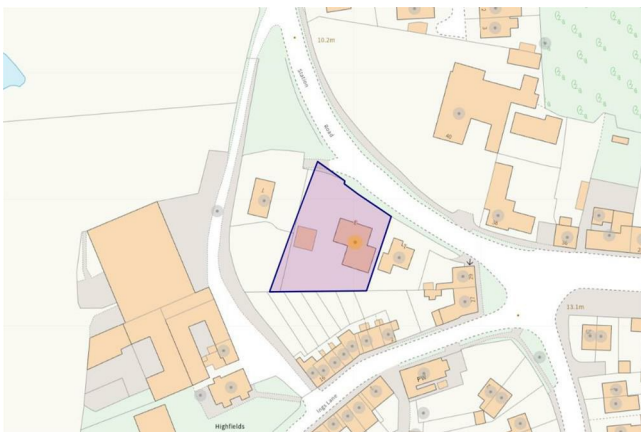
## Garden Rear House



Aerial view of the property



Land boundary



### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band E

### EPC Rating

EPC Rating D

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in

our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information.

Construction - Brick under tiled roof

Conservation Area -

Flood Risk - Very Low

Mobile Coverage / Signal - EE/ O2/ Vodafone all okay

Broadband - Basic 19 Mbps/ Superfast 80 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

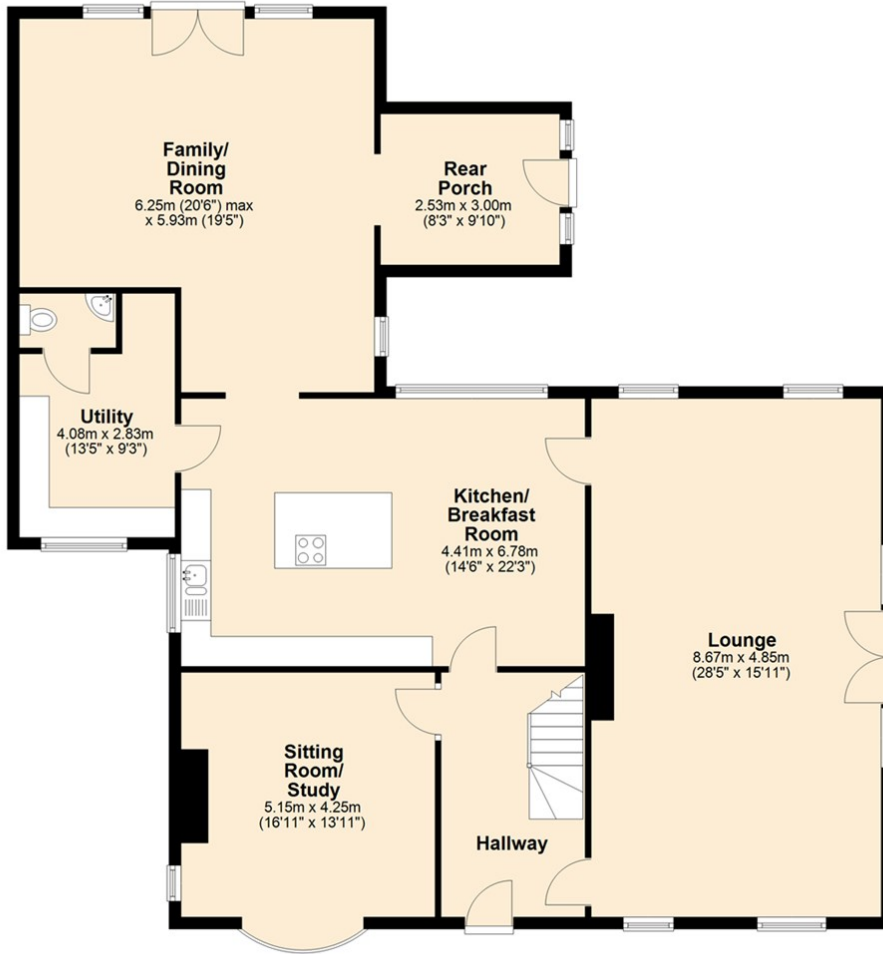
### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

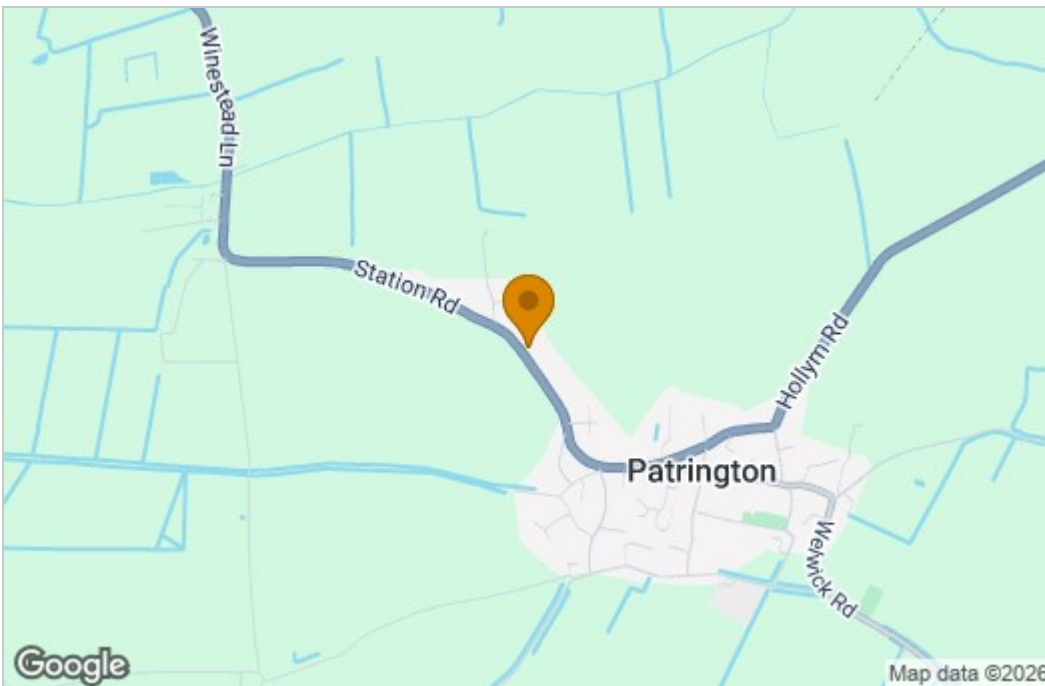
# Floor Plan

## Ground Floor

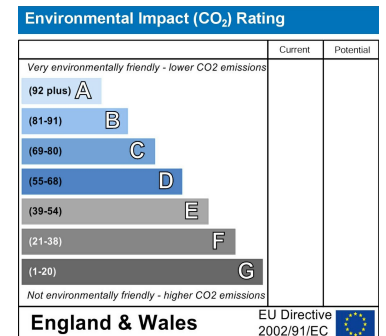
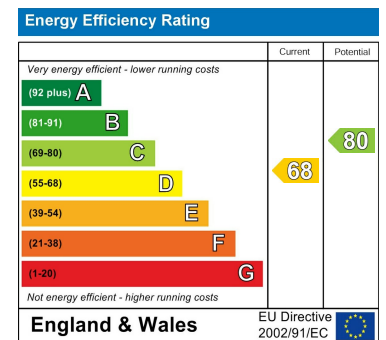


Total area: approx. 328.0 sq. metres (3530.2 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.