

# Whitakers

Estate Agents



## 63 Westlands Road, Sproatley, HU11 4XG

**£210,000**

Set in the sought after village of Sproatley is this Superb Semi Detached True Bungalow. The bungalow is beautifully maintained and tastefully styled throughout with attention to detail at every turn.

The immaculately presented accommodation includes: Entrance Porch with a double glazed door opening to the welcoming HALLWAY inviting you in to view. Doors open to the comfortable LOUNGE with feature wall, incorporating the contemporary living flame fire, just lovely to cosy up to on those cold winter evenings. French doors open to the light and airy CONSERVATORY, extending the living area, enjoying views over the garden, perfect for family gatherings. There is a well equipped modern KITCHEN, ideal for the culinary member of the household.

There is a modern SHOWER ROOM with three piece suite and TWO DOUBLE BEDROOMS, the master bedroom having an impressive range of fitted wardrobes, whilst bedroom two is a versatile room currently used as a dining/ craft room.

Outside there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE.

The rear gardens are easily maintained with attractive paving stones and colourful plantings and shrubbery to boundaries.

The village of Sproatley has a well stocked general store including post office and two public houses. There are lovely walks around the village, past the church and onto Lelley or onto the Burton Constable Estate.

Viewing is highly recommended to fully appreciate the standard of accommodation on offer.



## Accommodation Comprising

Entrance Porch 2'1" x 2'11" (0.64 x 0.91)

Double glazed entrance door to side elevation into porch with a further double glazed door opening into the hallway.

### Hallway



A welcoming hallway with doors opening to invite you to view this beautifully maintained bungalow. Radiator and useful storage cupboard.

Kitchen 11'9" x 8'9" (3.60 x 2.67)



A modern kitchen with an array of fitted units to base and walls with complimentary work surface and tiled splashbacks. Space for slot in cooker with extractor unit above. Ceramic 1 1/2 bowl sink with mixer tap and drainer. Integrated fridge freezer and plumbing for automatic washing machine, space for electric dryer. Two double glazed windows, radiator and vinyl flooring.

Lounge 17'0" x 9'11" (5.20 x 3.03)



A comfortable lounge with feature wall incorporating a contemporary "living flame" electric fire with colour changing logs effect, just lovely to cosy up to on those cold winter evenings. Double glazed French doors open to the conservatory, providing a lovely social space, perfect for gatherings and summer days. Laminate flooring and radiator.

### Lounge Feature Fireplace



Conservatory 11'8" x 8'9" (3.56 x 2.69)



A light and airy room enjoying views over the garden. Part brick with double glazed windows to all sides, polycarbonate roof and double glazed door providing access to the rear garden. Laminate flooring and radiator.

Bedroom One 15'5" x 10'6" (4.71 x 3.21)



A double bedroom with an impressive range of fitted wardrobes. Double glazed bay window to front elevation and radiator.

Bed 1 Wardrobes



Shower/ Bathroom 6'11" x 5'5" (2.13 x 1.66)



Tiling to walls and vinyl flooring with modern suite to include shower cubicle, low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard and drawers below. Double glazed obscure window and towel heater.

Bedroom Two/ Dining/Craft Room 8'5" x 8'8" (2.58 x 2.66)



A versatile double bedroom, currently used as a dining room / crafting room. Bay window to front elevation and radiator.

Garage & Driveway

A private driveway provides ample off road parking and leads down to the garage. Garage with metal up and over door providing vehicle access, power and light supplied.

Gardens



There are easily maintained gardens to front and rear with decorative paving stones and colourful plantings to borders. The rear garden has attractive planting to borders and timber fencing to boundaries with gated access to the side driveway.



## Garden & Garage



### 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 - No

Flood Risk - Very low

Mobile Coverage / Signal - O2 good, EE and Three okay

Broadband - Basic 16 Mbps , Ultrafast 1000

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.

### Council Tax Band

East Riding of Yorkshire Council - Band B

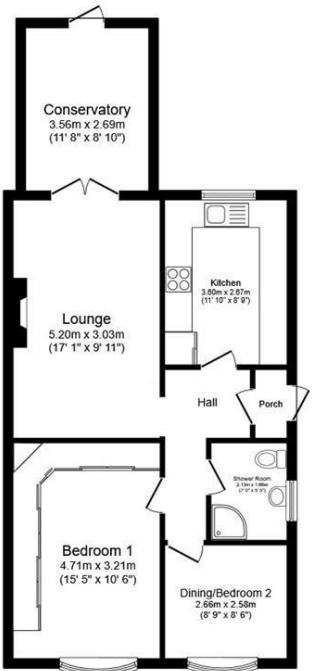
### Tenure

Tenure is Freehold

### EPC Rating

TBC

Floor Plan



Floor Plan

Floor area 70.0 sq.m. (753 sq.ft.)

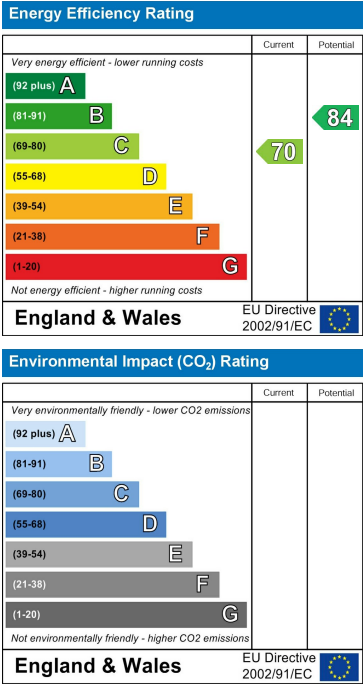
Total floor area: 70.0 sq.m. (753 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.