

# Whitakers

Estate Agents



## Cottage Burton Constable Road, Sproatley, HU11 4PB

**£270,000**

Set in the sought after village of Sproatley is this Charming Cottage. Lovingly upgraded and tastefully styled throughout, blending rustic charm with a contemporary interior that would appeal to today's buyers. Enjoying breath taking views over open countryside, there are lovely walks around the village, the walkway behind the Church takes you out to open fields and farm lands towards the village of Lelley, perfect for walking the pooch or just to take in the evenings after a long day!

The front door opens to welcome you in to view this Charming Cottage, lovingly updated and tastefully styled throughout. Doors open to the SNUG/ Bed 3 with feature Oak Mantel and LOG BURNING STOVE, lovely to cosy upto on those cold winter evenings. A door opens to the fabulous OPEN PLAN DINING KITCHEN and onto the extended LIVING AREA with BI FOLDING DOORS opening out to the rear garden, creating a lovely space for entertaining family and friends.

There is a contemporary family BATHROOM and TWO DOUBLE BEDROOMS with the main bedroom having a range of sliding wardrobes.

Outside there is an easily maintained rear garden, adorned with beautiful mature trees to boundaries. There is a paved patio area with raised decking, creating a perfect spot for outdoor seating and entertaining. There is a useful garden SHED, providing ample storage and a woodstore.

The village has a well stocked local shop with post office, hair dressers and two public houses. There is a well regarded primary school, village hall and playing fields.

Good transport links to the city of Hull and out to the coast.

Do not delay, call us to arrange your viewing today!!

## Accommodation Comprising

### Entrance

The front entrance door opens to welcome you in to view the tastefully styled accommodation on offer with beautiful solid Oak doors opening to the Snug/Ground floor bedroom and to the open plan dining kitchen. Stairs take you up to the first floor accommodation.

Dining Kitchen 17'0" x 13'5" (5.2 x 4.1)



A fabulous open plan dining kitchen to family living area with bi fold doors opening out to the rear garden, creating a wonderful space for entertaining family and friends. There is a range of bespoke fitted units to base and walls with polished wood block work surface and upstands. Inset Belfast style sink, mixer tap with pull out spray. Integrated washing machine and dishwasher.

### Lounge



Open plan from the dining kitchen is the comfortable lounge with feature bi folding doors, a lovely room to sit and relax whilst taking in the views of the garden.

Ground Floor W.C. 4'3" x 2'11" (1.3 x 0.9)

Set off the snug/ bedroom three is the ground floor W.C. with wash basin and low level toilet.

## Kitchen Features



Snug/ Bed Three 13'5" x 9'8" (4.1 x 2.95)



A cosy sitting room with feature Oak Mantel and log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation, radiator and laminate flooring. Door to ground floor W.C.

### Snug Log Burner Feature



## Bedroom One



A comfortable double bedroom with built in sliding wardrobes. Double glazed window and radiator.

## Bathroom



A contemporary family bathroom with three piece suite to include: Panelled bath with overhead shower and glazed screen, contemporary tiling to splashbacks. Vanity unit housing the wash basin with useful storage drawers below and a push button W.C. Double glazed window and traditional style towel heater.

## Bedroom Two



A further double bedroom with built in storage cupboard. Double glazed window and radiator.

## Garden



An easy to maintain rear garden, adorned with beautiful mature trees to the neighbouring boundary with attractive paved patio area and raised decking, a lovely outdoor area, ideal for outdoor entertaining.

## Garden Features



## Views & Walks



The Cottage enjoys stunning views and breathtaking countryside walks, perfect for dog walkers.

## Outside



### Garden Shed & Log Store

Useful garden shed and log store.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC Rating D

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

### 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 sales 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.

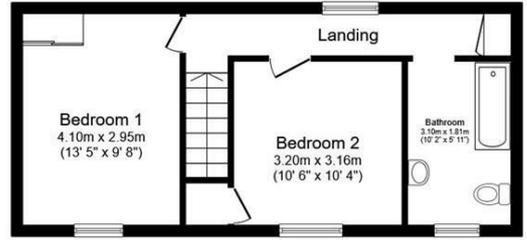
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# Floor Plan



**Ground Floor**  
Floor area 53.0 sq.m. (570 sq.ft.)



**First Floor**  
Floor area 36.6 sq.m. (394 sq.ft.)

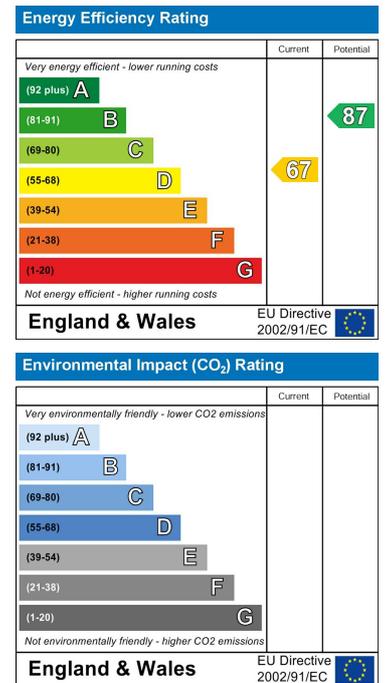
Total floor area: 89.6 sq.m. (964 sq.ft.)

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

# Area Map



# Energy Efficiency Graph



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