

Whitakers

Estate Agents



24 Westlands Road, Sproatley, HU11 4XA

Offers In The Region Of £180,000

This LOVELY 2 bedroom semi detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Situated in a prime location on ever popular Westlands Road in the sought after village of Sproatley, close to village amenities as well as enjoying excellent transport links into the City of Hull and with countryside walks on your doorstep, the property is ideal for those looking to downsize to the peaceful village life!

Immaculately cared for throughout, the property briefly comprises; entrance hallway, lounge, kitchen, bathroom and two bedrooms whilst externally there is a private driveway and detached garage together with a lovely non overlooked rear garden!

Having the additional benefit of gas central heating and uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway

uPVC side entrance door into hallway with vinyl and carpeted flooring, central heating radiator and loft access hatch.

Lounge 16'10" x 10'7" (5.15 x 3.23)



A light and airy lounge with feature fireplace and French doors opening out to the rear garden, allowing ample light to flow through. Carpeted flooring, fire surround with inset living flame gas fire and central heating radiator.

Lounge Feature



Breakfast Kitchen 11'6" x 8'7" (3.53 x 2.63)



Enjoying views over the garden and beautiful mature trees beyond, a lovely room for breakfast coffee. Fitted wall and base units with contrasting work surfaces, incorporating the breakfast table. Tiled splashbacks, composite 1 1/4 bowl sink/drainage and plumbing for automatic washing machine. Space for gas cooking appliance and free standing fridge/freezer, breakfast bar style seating area, wall mounted combi-boiler, vinyl flooring and two uPVC windows to side and rear aspect.

Bedroom One 10'7" x 14'2" (3.23 x 4.33)



A double bedroom with a good range of fitted wardrobes and dressing table. Double glazed window to front elevation, carpeted flooring and central heating radiator.

Bedroom Two 8'8" x 9'1" max (2.65 x 2.78 max)



With uPVC bow window to front aspect, carpeted flooring and central heating radiator.

Bathroom 5'5" x 6'11" (1.67 x 2.11)



Panel bath with mains shower over and fitted shower screen, concealed cistern low flush wc and vanity hand wash basin. Tiled walls, vinyl tiled flooring, central heating radiator and uPVC window to side aspect.

Outside



A block paved driveway provides ample off road parking and access to the garage. Decorative low rise brick walling and an attractive paved area with decorative plantings and shrubbery. The rear garden has been designed for easy

maintenance with paved patio areas and attractive shrubbery to borders. Timber fencing to boundaries.

Garage

Located at the foot of the private side driveway with up and over door, electric supply and side uPVC window.

Village Church



Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

EPC

EPC Awaited

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - No Risk

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

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

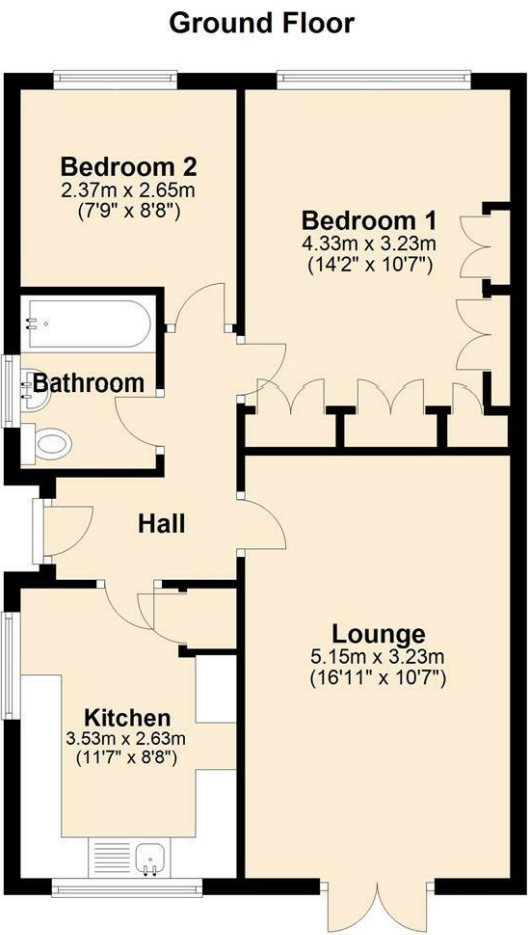
Coalfield or Mining Area - No

Planning - 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.

Floor Plan

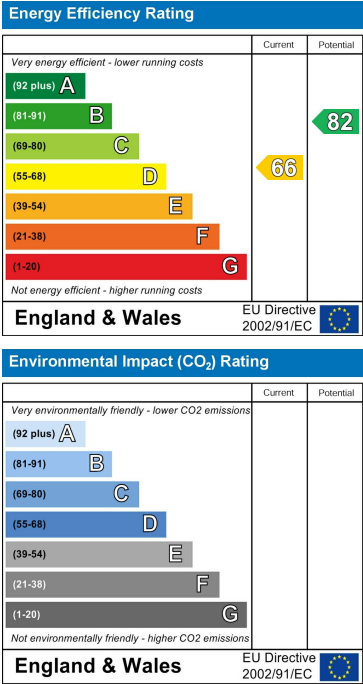


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.