



Westlands Road, East Riding of Yorkshire
Asking Price £185,000





KEY FEATURES

- Superb Semi Detached Bungalow
- Views Over Open Countryside
- Two Bedrooms & Useful Loft Storage Space
- Dining Kitchen
- Comfortable Lounge
- South Facing Rear Garden
- Private Driveway & Garage
- Total Room Area 87 Square Metres
- Tenure Freehold
- Council Tax Band C
- EPC rating D



DESCRIPTION

Set in the sought after village of Sproatley is this lovely Semi Detached Bungalow. Enjoying breath taking views over open countryside from the South facing rear garden.

The accommodation includes: a welcoming HALLWAY inviting you in to view. Doors open to the comfortable LOUNGE with stairs leading up to the USEFUL LOFT SPACE, a DINING KITCHEN both set to the rear of the property overlooking the rear garden and beyond, creating a lovely space for entertaining family and friends.

There is a SHOWER ROOM and TWO BEDROOMS with the main bedroom having a range of fitted wardrobes.

Outside there is a pretty, well established front garden with an array of colourful shrubbery and plantings, a PRIVATE DRIVEWAY, provides ample OFF ROAD PARKING and access to the GARAGE.

The SOUTH FACING rear garden adjoins open countryside with views that take your breath away, to see the seasons come and go, especially on warm summer evenings. Adorned with mature fruit bearing trees and shrubbery to borders the garden is family friendly, mainly laid to lawn with a paved patio area, a lovely place to sit and take in the wonders of the outdoors.

Make this one high on your viewing list !

Location

The sought after village of Sproatley is located within the East Riding of Yorkshire boundary and is situated to the East of the City of Hull. Sproatley has plenty of local amenities close by, to include popular Primary & Secondary Schools, local shops, public houses, church and the historical Burton Constable Hall within 2 minutes drive. The historic Market town of Hedon is approximately 4 miles away providing shopping facilities, doctors and dentist. Major supermarkets are available within a few minutes drive, both at Bilton & Hedon. Good transport links into the city of Hull and easy access to the East Coast.





PARTICULARS OF SALE

Entrance & Hall

Hardwood side entrance door opening to the hall with recently fitted carpet and doors welcoming you in to view this lovely property.

Dining Kitchen

4.87m x 2.43m

A sizeable dining kitchen with a range of base and wall units, complimentary work surface and tiled splashbacks. Space for fridge/freezer, cooker and plumbed for automatic washing machine. Ample room for table & chairs. Vinyl flooring, double glazed window and door to rear garden.

Lounge

5.18m x 3.04m

A comfortable lounge with feature fireplace and double glazed window enjoying views over the rear garden. A fixed staircase leads up to the loft room.

Loft Room

5.79m x 3.65m

A useful loft space with built in storage cupboards. Two Velux windows and laminate flooring.

Bedroom One

3.35m x 2.43m

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and central heating radiator.

Bedroom Two

2.43m x 2.43m

A further bedroom with double glazed window to front elevation and central heating radiator.

Shower Room

1.82m x 1.52m

Shower cubicle, pedestal wash basin and low level W.C. Double glazed window, radiator and vinyl flooring.



Gardens

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Garage & Driveway

A private driveway provides ample off road parking and leads to the detached garage with metal up and over door, internal door to garden. Power and light supplied.

Personal Interest

The seller/vendor is related to an employee of Lovelle Estate Agency Cottingham

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

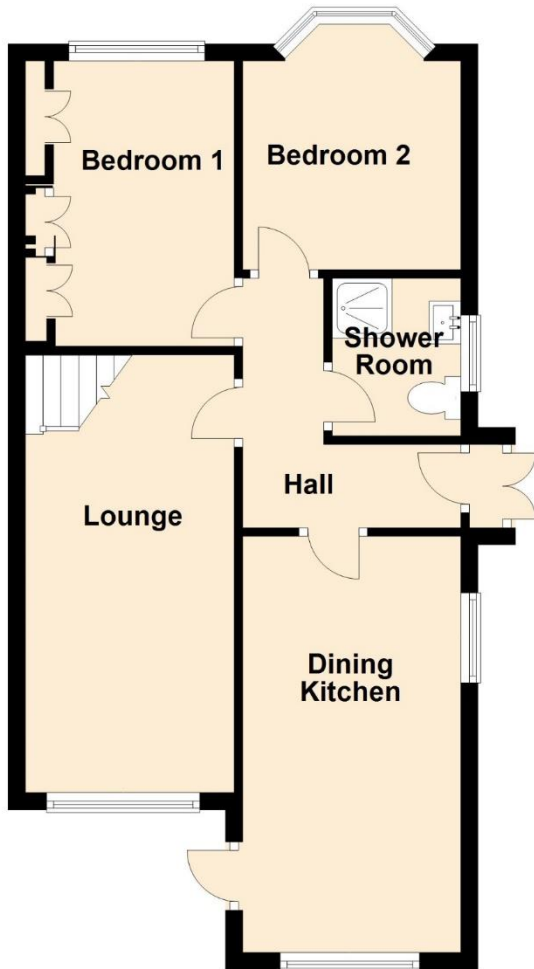
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

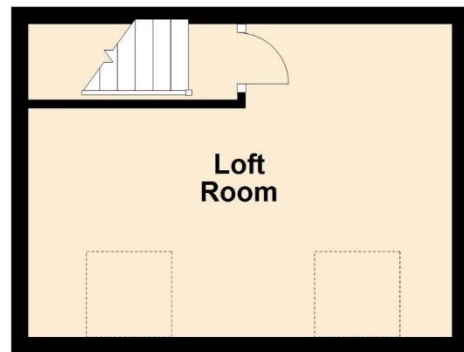
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

