



SYMONDS + GREENHAM

Estate and Letting Agents



14 Mill Road, Sproatley, Yorkshire HU11 4PU

£260,000

STUNNING FAMILY HOME - IDYLIC LOCATION IN THE SOUGHT AFTER VILLAGE OF SPROATLEY - RECENTLY FITTED MODERN KITCHE/DINER

This semi-detached home is located in the wonderful East Riding village of Sproatley, home to a primary school, a village shop and two public houses and with good transport links to Hull city centre and the neighbouring market town of Hedon. The property would be perfect for a family as it is well decorated throughout and offers ample living space so a potential purchaser could move straight in. The property internally boasts a stylish living room, a brand new modern kitchen/diner, two double bedrooms, a single third bedroom, a gorgeous family bathroom, a converted loft space (not to regs) and an integrated garage. Outside the property benefits from a lawned garden and off-street parking to the front and a generous garden to the rear.

HOUSES IN THIS LOCATION ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

ENTRANCE HALL

with stairs to first floor, door to kitchen and door to...

LIVING ROOM

16'10 max x 11'10 max (5.13m max x 3.61m max)

with electric fire and archway through to...

KITCHEN/DINER

18'7 max x 11'4 max (5.66m max x 3.45m max)

with a range of eye level and base level units with complimenting work surfaces, sink unit, electric oven, induction hob, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher and french patio doors to rear garden.

INTEGRATED GARAGE

with electric door from front drive way and french patio doors to rear garden.

FIRST FLOOR

BEDROOM 1

13'7 max x 12'6 max (4.14m max x 3.81m max)

with fitted wardrobes

BEDROOM 2

12'7 max x 11'10 max (3.84m max x 3.61m max)

BEDROOM 3

10'5 max x 7'11 max (3.18m max x 2.41m max)

with stairs to second floor

BATHROOM

with low level WC, vanity hand basin, panelled bath with over head shower, heated towel rail, tiled to splash back areas

SECOND FLOOR

LOFT SPACE

17'9 max x 8'6 max (5.41m max x 2.59m max)

boarded out loft space with storage into the eaves, (not to regs).

OUTSIDE

The front of the property is mainly laid to lawn with a brick paved side drive leading to a brick built garage.

The rear garden is mainly laid to lawn with a raised decking area.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

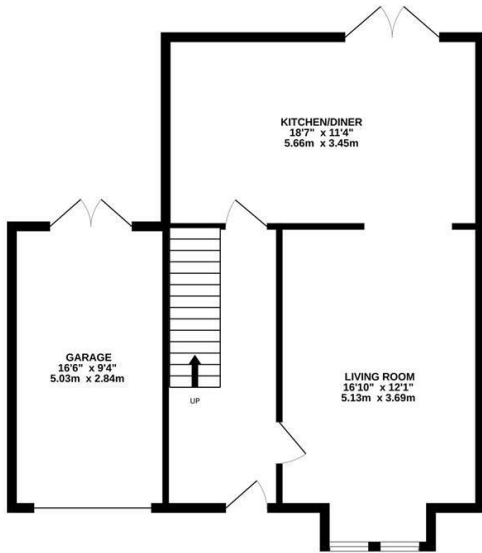
Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

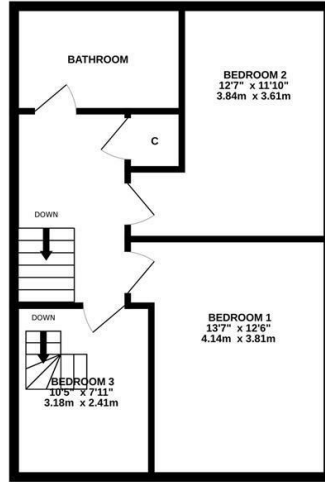
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

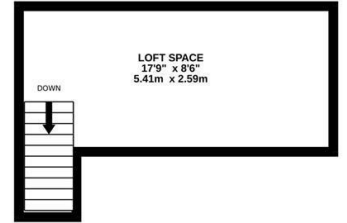
GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
67	78
England & Wales	
EU Directive 2002/91/EC	

