

Whitakers

Estate Agents



52 Westlands Road

Sproatley, HU11 4XA

Asking Price £365,000



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The accommodation comprises:

Entrance

Via a uPVC double glazed door

Entrance Hall

Spacious hallway with wood flooring, loft access and a radiator.

Sitting/Dining Room

24'0" x 12'11" (7.32 x 3.94)

Beautifully presented with two uPVC double glazed bay windows to the front aspect, wood flooring, a focal fireplace with inset flame fire with Class 1 Flue and two radiators.

Kitchen

12'9" x 8'11" (3.91 x 2.74)

The modern kitchen has a range of base and wall display units with contrasting work surfaces, LED lighting, sink/drainers with mixer tap, and built in Neff double ovens, Neff ceramic hob and extractor, Neff integral fridge and Neff integral freezer, plumbing for an automatic washing machine and dishwasher, wood flooring and a uPVC double glazed window and door to the rear aspect.

Conservatory

11'10" x 10'11" (3.63 x 3.35)

The conservatory enjoys the amazing open views over the garden, with a range of double glazed windows and French doors.

Master Bedroom

13'8" x 12'9" (4.17 x 3.91)

Beautifully presented, the master bedroom has wood flooring and range of fitted furniture/wardrobes

offering ample storage, a uPVC double glazed window to the rear aspect and radiator.

En-Suite Shower Room

9'3" x 5'10" (2.84 x 1.78)

The en-suite has a shower enclosure with Mira electric shower, a low level wc and a vanity wash hand basin, a floor to ceiling storage unit, tiled floor and walls, a radiator and uPVC double glazed window to the rear aspect.

Bedroom Two

10'6" x 9'8" (3.22 x 2.95)

The second bedroom has a uPVC double glazed window to the side aspect, fitted wardrobes offering ample storage, wood flooring and a radiator.

Bedroom Three

10'7" x 9'6" (3.25 x 2.90)

The third bedroom has wood flooring, a radiator and sliding aluminium doors leading into the conservatory.

Shower Room

8'10" x 6'0" (2.71 x 1.83)

The shower room has two uPVC double glazed windows to the side aspect, a range of fitted furniture and back to wall wc, double shower enclosure with power shower and vanity wash hand basin, a radiator and tiled walls.

Gardens

To the front of the bungalow stands a generous plot with extensive lawn and pretty flower/shrub borders, a block paved drive can accommodate several vehicles and leads to the double garage, a low level brick wall/wrought iron fence and double opening

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gates forms the boundaries.

To the rear of the bungalow, there is an extensive lawn garden, stunningly beautiful, with open views over countryside, with well stocked borders, ample seating areas with block paved patio, and hedge boundaries.

Garage

18'11" x 18'8" (5.77 x 5.69)

Huge garage with remote door, offering ample storage and further parking, with power and lighting, hot and cold water supply.

Council Tax

Band D

The local authority is East Riding Of Yorkshire

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.

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.

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Road Map



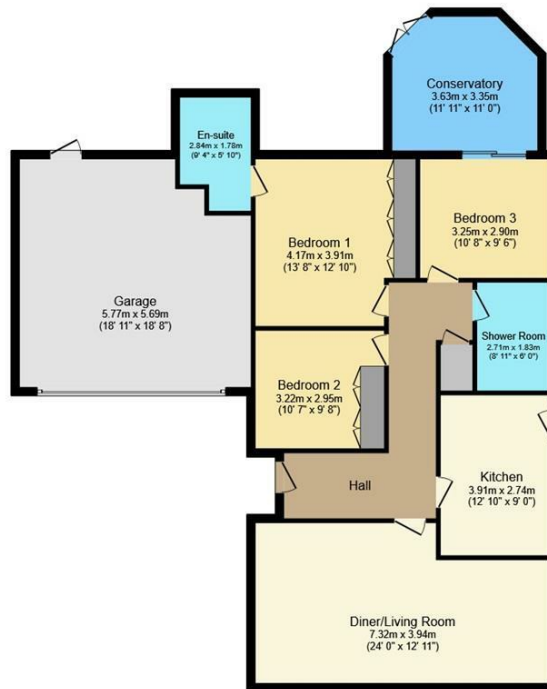
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 142.6 sq.m. (1,535 sq.ft.) approx

Total floor area 142.6 sq.m. (1,535 sq.ft.) approx

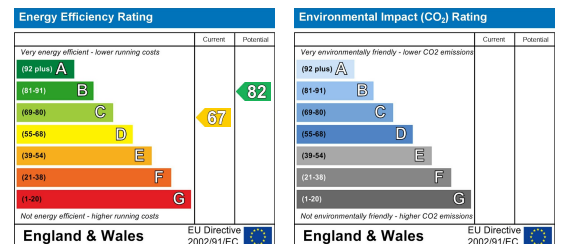
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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