

Whitakers

Estate Agents



52 Westlands Road, HU11 4XA

Asking Price £365,000

Whitakers are delighted to bring this beautiful 3 bedroom Detached bungalow to the market!

Situated on a spacious plot 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 immaculately presented throughout and available in true "move-in" condition!

Enjoying outstanding open views over the nearby countryside to the rear, the property briefly comprises: spacious entrance hallway, lounge/dining room, stunning fitted kitchen, conservatory, bathroom and 3 double bedrooms, the master being en-suite!

Also having the additional benefit of a double garage and private driveway with parking for multiple vehicles and an extensive mature rear garden with aforementioned uninterrupted views, the property also boasts uPVC glazing and gas central heating throughout

Properties of this standard rarely become available and internal inspection is strongly recommended!

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/drainage unit 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)



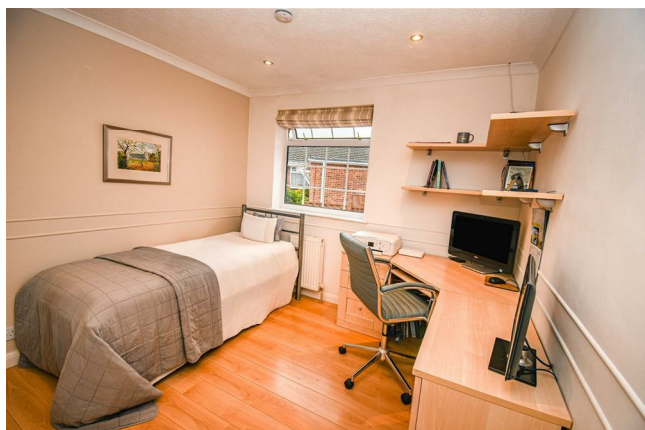
Beautifully presented, the master bedroom has wood flooring and range of fitted furniture/wardrobes offering ample storage, a uPVC double glazed window to the rear aspect and radiator.

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 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.

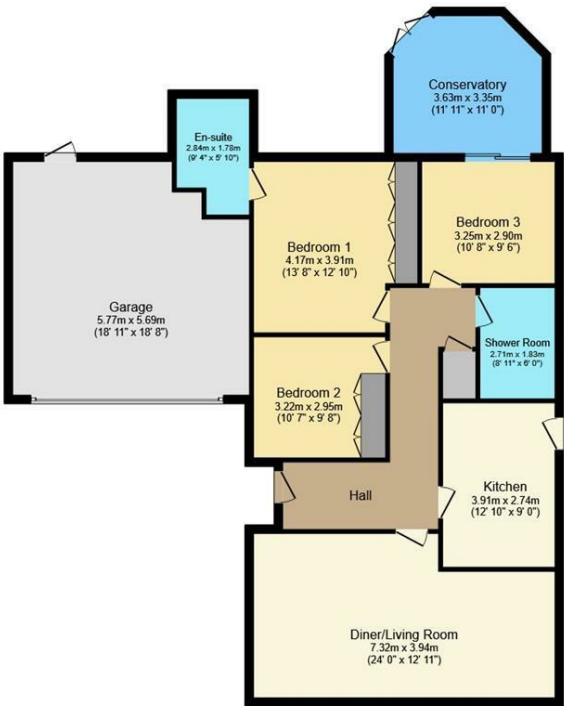
Agents Notes

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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Floor Plan



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

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

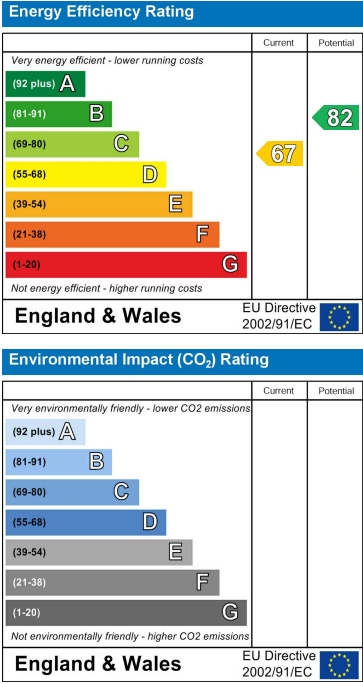
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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