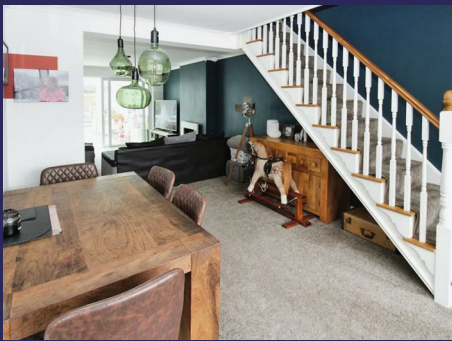


Whitakers

Estate Agents



4 Beech Close, Hull, HU11 4XB

Asking Price £229,950

SITUATED IN THE MUCH SOUGHT AFTER HOLDERNESS VILLAGE OF SPROATLEY, JUST A STROLL AWAY FROM THE WELL REGARDED PRIMARY SCHOOL AND NURSERY, THIS MODERN CHALET STYLE SEMI DETACHED PROPERTY IS A MUST VIEW FOR THE GROWING FAMILY UNIT LOOKING FOR THAT BIT OF EXTRA ROOM.

The accommodation briefly comprises entrance hall, lounge through to a dining area, fitted kitchen, conservatory and bedroom four which is currently used as an office and can easily re-converted. The first floor has three bedrooms of good proportion with the master having en suite amenities and there is the expected gas central heating system to radiators and double glazing. Outside there is a low maintenance rear garden boasting an outside bar area, a covered area currently housing a Hot Tub and plenty of space allowing off street parking for a number of vehicles and the benefit of a garage and an electric charging point.

A FABULOUS OPPORTUNITY, APPOINTMENTS TO VIEW INTERNALLY ARE WELCOME.

Reception Hall

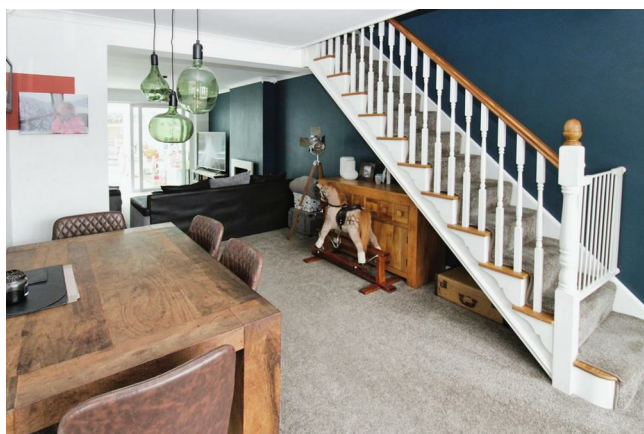
Tiled floor, storage cupboard and a contemporary style radiator.

Lounge 13'9" x 10'7" (4.20 x 3.25)



Bow window to the front aspect, staircase off and a radiator.

Dining Area 16'10" x 10'7" (5.15 x 3.25)



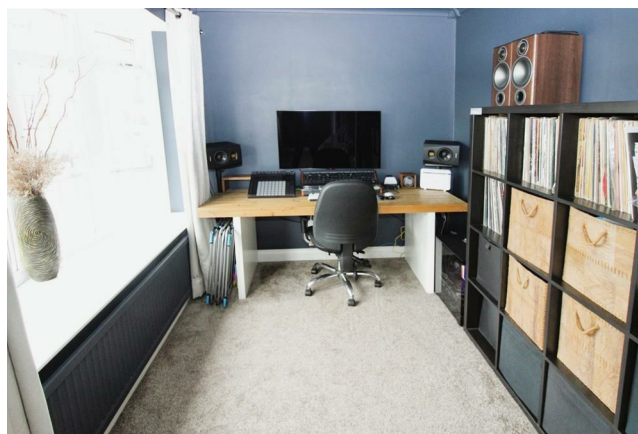
A tall contemporary style radiator and an air conditioning unit. Attractive feature gas fire and Patio doors give access to:

Conservatory 13'7" x 9'10" (4.16 x 3.00)



With "Karndean" floor covering and French doors giving access to the rear garden.

Study/Office or Bedroom Four



A bedroom at the original build, now used as a study/office and situated via an exit off the lounge. There is a bow window to the front aspect and this can be easily re-converted to its original use

Kitchen 11'8" x 8'7" (3.58 x 2.62)



A range of fitted floor and wall units with contrasting Granite preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Windows to two aspect allowing plenty of natural light, partially tiled walls, a built in fridge freezer, extractor canopy and there is an integrated wine cooler.

Bathroom



A suite to comprise panelled corner bath, wash

hand basin with a pedestal and a low level wc. A "telephone " effect shower attachment to the bath, radiator, spotlights to the ceiling and tiled walls and floor

First Floor

Bedroom One 11'9" x 10'7" (3.60 x 3.25)



Window to the front aspect, a radiator and a built in storage cupboard.

En Suite



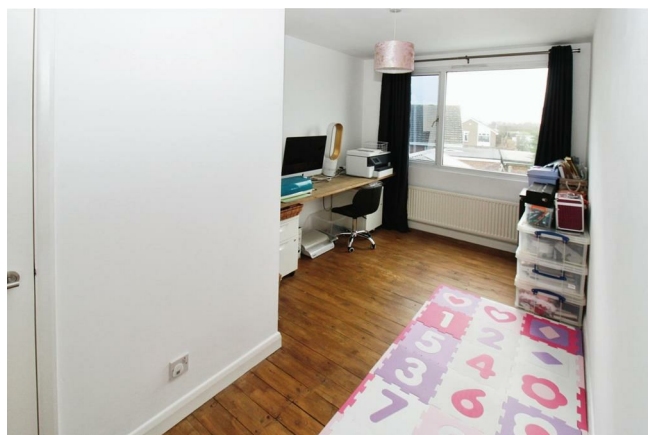
A plumbed "rain shower" unit within an independent enclosure, wash hand basin within a vanity unit and a dual flush low level wc. Spotlights to the ceiling and a chrome heated towel rail.

Bedroom Two 12'0" x 8'7" (3.68 x 2.62)



Window to the rear aspect and a radiator.

Bedroom Three 15'1" x 8'3" (4.60 x 2.54)



Window to the rear aspect, timber floor covering, a radiator and a built in storage cupboard.

Outside



To the front aspect is a block paved area which provides off street parking amenities for a number of vehicles and continues to the drive way which give access to a single garage and also an electric charging point. There is also an artificial lawned area. To the rear of the property is an enclosed garden laid to artificial lawn with a timber pergola and canopy. A decking area gives access to an outside bar area, perfect for entertaining and there is a covered area currently housing a Hot Tub.

Council Tax

East Riding Of Yorkshire Council - Band C

Tenure

This property is Freehold

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 under tiled roof

Flood Risk -Low

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

Broadband - Basic 16 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

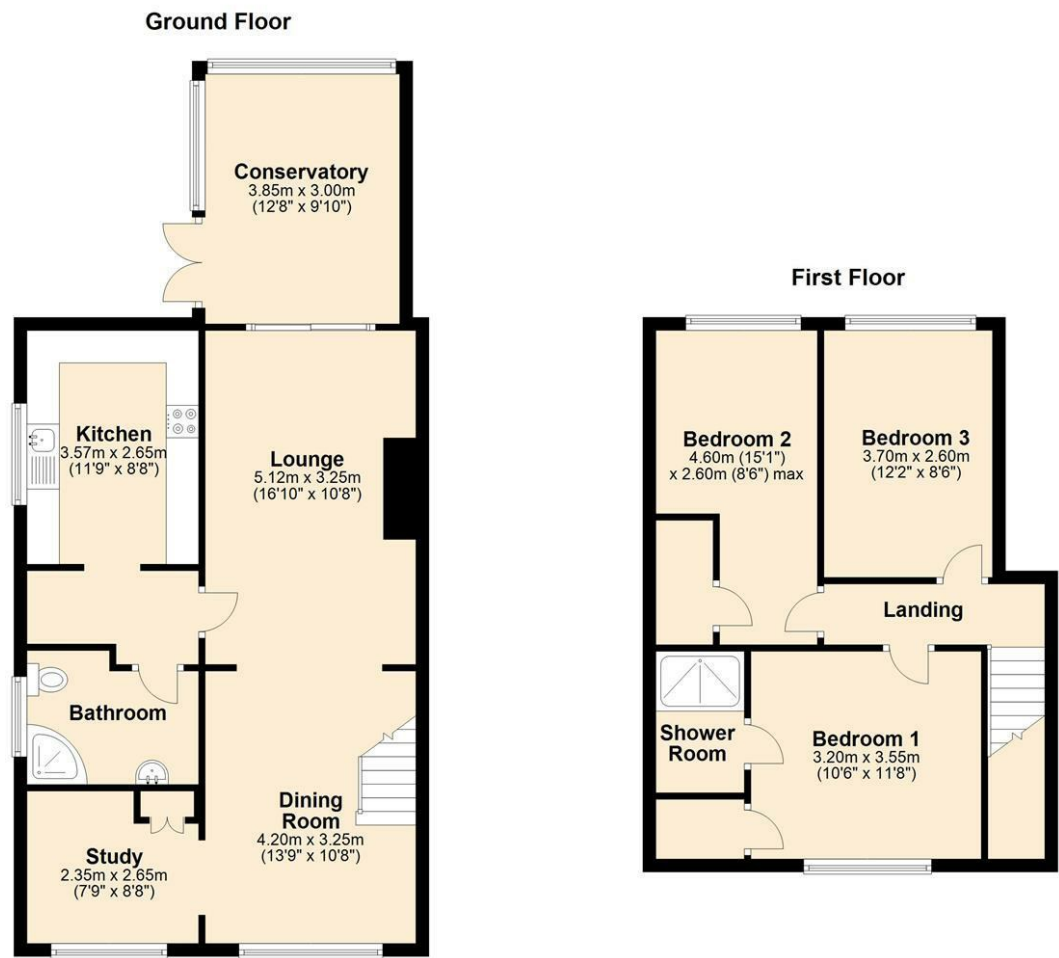
Coalfield or Mining Area -No

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

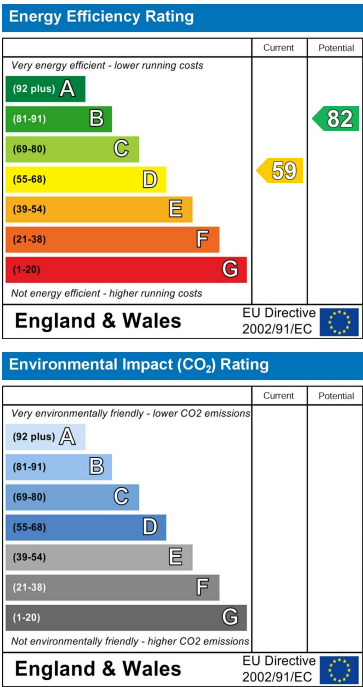


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.