

# Whitakers

Estate Agents



## 61 Hall Road, Sproatley, HU11 4PZ

**£189,950**

Set in the sought after village of Sproatley is this Extended Semi Detached True Bungalow with Garage & Gardens. Loved by the same owners for almost 50 years, the bungalow comes to the market with No Onward Chain, looking for new owners to relive and make it their own.

The extensive accommodation includes: a welcoming HALLWAY inviting you in to view. Doors open to the BREAKFAST KITCHEN and a comfortable LOUNGE extended to the DINING AREA with Patio doors opening out to the rear garden, creating a lovely space for entertaining family & friends.

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

Outside there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING and access to the GARAGE.

The rear garden is mainly laid to lawn with mature trees and shrubbery to boundaries and a paved patio, ideal for dining "al fresco"

The village of Sproatley has a well stocked local shop with post office and two public houses. There is a well regarded primary school, village hall and playing fields along with lovely walks around the village, the walkway behind the church takes you out to open fields and farm lands, perfect for walking the pooch or just to take in the evenings after a long day!

Good transport links to the city of Hull and out to the coast.

For sale with NO ONWARD CHAIN, viewing is highly recommended!



## Accommodation Comprising

### Entrance & Hallway

Entrance is via the side elevation with a door opening into the hallway, welcoming you in to view the accommodation on offer. Radiator and useful storage cupboard.

Through Lounge 16'11" x 10'4" (5.17 x 3.17)



A comfortable lounge extending into the dining area with feature patio doors opening to the rear garden, Velux window allowing ample light to flow through the extension. There is a double glazed window to the side elevation, radiator and gas fire.

### Lounge Feature Patio Doors



Breakfast Kitchen 17'6" x 8'4" (max) (5.34 x 2.55 (max))



The kitchen has a range of fitted units to base and walls with complimentary work surface incorporating a breakfast bar. Stainless steel sink with mixer tap and drainer. Space for slot in cooker and fridge freezer. Plumbed for automatic washing machine. Double glazed window to side elevation and vinyl floor covering.

Bedroom One 13'6" x 10'5" (4.12 x 3.19)



A double bedroom with a range of fitted wardrobes, providing ample storage. Double glazed window to front elevation and radiator.

Bedroom Two 7'7" x 8'5" (2.32 x 2.57)



Bedroom two has a double glazed window to front elevation and radiator.

### Bathroom 6'10" x 5'4" (2.10 x 1.65)



Fully tiled walls and vinyl floor covering with three piece suite to include: panelled bath with overhead shower and glazed screen. Pedestal wash basin and low level W.C. Double glazed window and radiator.

### Garden



The gardens are mainly laid to lawn with mature trees and shrubbery to boundaries. The rear garden has a paved patio area, ideal for dining "al fresco"

### Garden Rear Bungalow



### Garage & Driveway

A private driveway provides ample off road parking and access to the garage with metal up and over door.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC rating to be confirmed

### 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 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.

### 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

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 good Vodafone okay

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

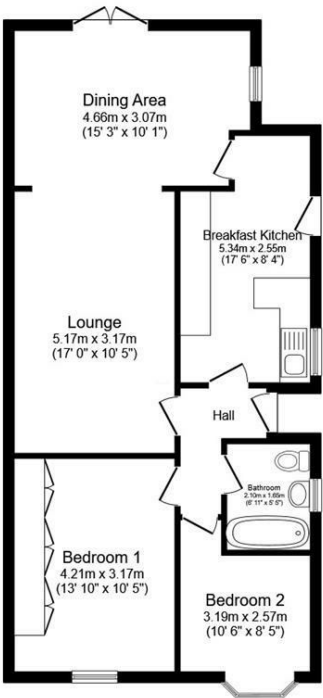
Coalfield or Mining Area - No

### 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



Floor Plan

Floor area 70.9 sq.m. (763 sq.ft.)

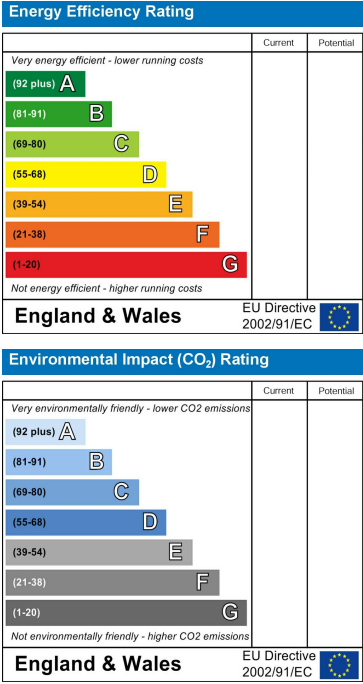
Total floor area: 70.9 sq.m. (763 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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