



QUICK&CLARKE

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31 Beech Close, Sproatley HU11 4XB
£176,000

- Spacious Accommodation
- Two Reception Rooms
- Garage
- South Facing to Rear
- Modern Kitchen & Bathroom
- Excellent Parking Provision
- Lovely Rear Garden
- Energy Rating - C

Don't miss out on this spacious, well-priced three bedroomed semi-detached home which enjoys a tucked away cul-de-sac location within the ever popular village of Sproatley. This property boasts accommodation, two reception rooms, a delightful south facing rear garden, plenty of parking and a single garage.

LOCATION

This property fronts onto Beech Close, a pleasant cul-de-sac which leads from Westlands Road which runs between Main Road and Park Road.

Sproatley is situated at the junction of the B1240 and B1238 approximately 3 miles from the Hull city boundary, 8 miles from the city centre and 4 miles from Aldbrough on the East Yorkshire coast. The village has a parish population of around 1350 and a range of local services including 2 public houses, a post office/general store, and a Grade II listed church. The village also has its own primary school and is within the catchment area of the South Holderness secondary school.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing and is arranged on two floors as follows:

OPEN PORCH

ENTRANCE HALL

With uPVC front entrance door, a built-in cupboard, laminate flooring and one central heating radiator.

KITCHEN

8'6 x 11'7 (2.59m x 3.53m)
With a good range of fitted base and wall units incorporating contrasting worksurfaces with an inset sink, tiled splashbacks, built-in Bosch double oven

with an induction hob incorporating cooker hood over, plumbing for an automatic washing machine, dishwasher and tumble dryer, space for an American style fridge freezer. A matching cupboard houses the gas central heating boiler, downlighting to the ceiling, laminate flooring and lovely views over the rear garden.

LOUNGE

10'7 x 16'11 (3.23m x 5.16m)
Sliding patio doors to the rear garden, double doors leading through to the sitting room, laminate flooring and one central heating radiator.

SITTING ROOM

10'8 x 13'9 (3.25m x 4.19m)
Stairs leading to the first floor incorporating a storage cupboard under, bow window to the front and one central heating radiator.

BATHROOM/WC

6'11 x 8'7 (2.11m x 2.62m)
A modern white suite comprising a corner bath, an independent tiled shower cubicle, pedestal wash basin and low level WC, part tiling to the walls and a ladder radiator.

BEDROOM 3 / OFFICE

8'7 x 8'7 (2.62m x 2.62m)
Bow window to the front, laminate flooring and one central heating radiator.

FIRST FLOOR

A small landing with doorways to:

BEDROOM 1 (REAR)

10'4 x 13'8 (3.15m x 4.17m)
With deep built-in storage cupboards, laminate flooring, lovely views over the rear garden and one central heating radiator.

BEDROOM 2 (REAR)

8'4 x 13'9 (2.54m x 4.19m)
With useful under-eaves storage cupboards, laminate flooring and one central heating radiator.

OUTSIDE

The property has a long concreted side drive with an additional generous gravelled parking area behind a dwarf walled frontage. The driveway leads along the

side of the property to a sectional built detached single garage.

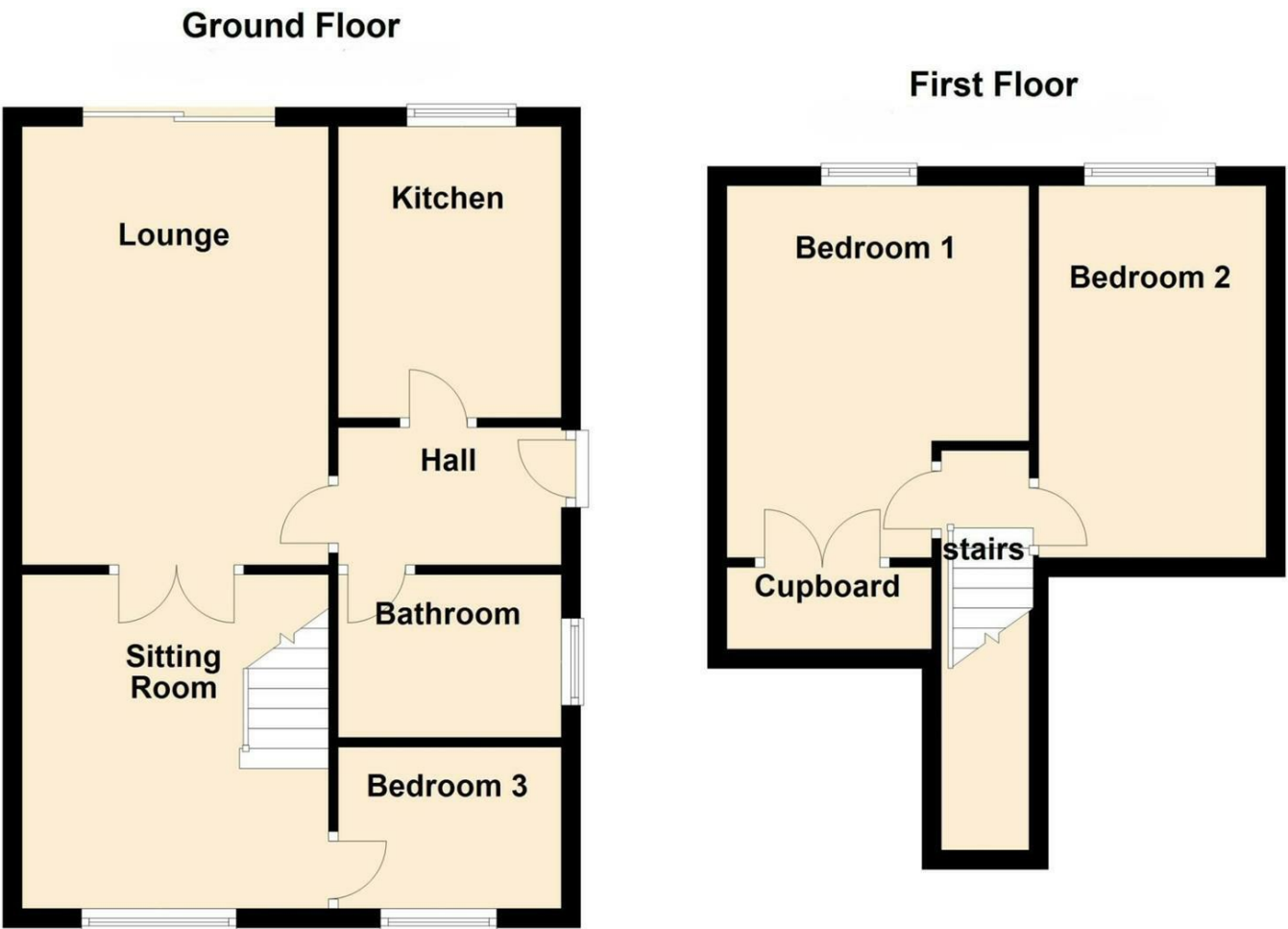
To the rear is a particularly attractive garden with an artificial lawn and a raised lawned garden beyond with mature borders and a lovely southerly aspect. There is also external lighting and an outside cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.