



WestView, SparrowCroft Lane, Blacktoft, DN14 7YN Guide Price £425,000



Located in the peaceful village of Blacktoft, West View presents a stunning opportunity to own a beautiful detached family home. This impressive property has a spacious interior spanning almost 2000 square feet, offering ample space for comfortable living.

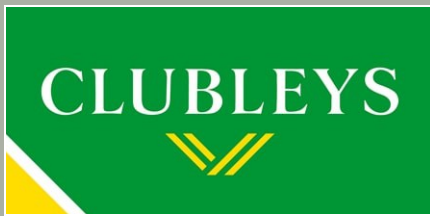
Entering the property you are greeted by three reception rooms, providing versatile spaces for entertaining and relaxing with family and friend. The large modern fitted kitchen is completed with built-in appliances and a separate utility area. The brick-built conservatory offers a peaceful retreat overlooking picturesque rural views to the rear of the property.

Boasting four/five bedrooms, including a master bedroom with ensuite there is ample space for a growing family.

Outside, the property features a gravelled frontage and sits on a generous plot, providing plenty of outdoor space for recreation or gardening enthusiasts. Additionally, a detached brick garage offers convenient parking and storage solutions.

If you are seeking a home that exudes style, space, and comfort in a peaceful village location, look no further than this stunning detached house. Don't miss the chance to make this impressive property your own and enjoy the quintessential British countryside lifestyle that it offers.

Council Tax Band: E



Tenure: Freehold
BAND:

Blacktoft is an unspoilt rural community situated approximately 5 miles east of Howden and only a few minutes from Gilberdyke where there are local amenities including shops, the local school and Rail Station. There is excellent access to junction 37 of the M62 motorway at Howden and thereby to Hull, Leeds and Doncaster or the Motorway Network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

With a traditional apex oak wooden porch before entering through the front door into:

ENTRANCE HALL

Glazed oak entrance door leads into this spacious and light hallway with oak spindled return staircase, oak flooring, providing access to the entire ground floor living areas, along with cloakroom wc and an spacious storage cupboard.

CLOAKROOM

Two piece suite comprising: Low flush w/c, pedestal wash hand basin, window to side elevation and decorative flooring.

SNUG/STUDY or BEDROOM FIVE

3.01m x 2.81m (9'10" x 9'2")

Ideal space can be used as a home office/family room or snug to suit individual needs, with window to front aspect and oak flooring.

LOUNGE

5.06m x 3.61m (16'7" x 11'10")

Well proportioned lounge is positioned to the front of the property with a double glazed window to the front elevation and feature fire surround with cast inset and marble hearth. Ceiling & wall lights, Internal French doors lead from the lounge into:

DINING ROOM

4.22m x 3.61 (13'10" x 11'10")

The formal dining room with underfloor heating and with ample space for appropriate furniture. The dining room opens up into:

CONSERVATORY

4.40m x 3.54m (14'5" x 11'7")

Spacious room of brick and uPVC construction which connects with the outdoors perfectly, with ceiling fan and wonderful views of the open rural aspect.

KITCHEN

4.28m x 4.23m (14'0" x 13'10")

This beautiful kitchen is to the rear of the property, having an array of wall and base units to three sides, one half bowl single drainer sink unit with mixer tap, a breakfast bar complimented by mosaic tiled splashbacks, integrated work surfaces and a number of built in appliances with space for a Range style cooker and extractor above, integrated fridge/freezer and dishwasher. The dual aspect window is positioned perfectly to overlook the garden and countryside beyond.

UTILITY AREA

This ideal space is located off the kitchen with a further range of units and with provision in place for laundry facilities. External side door.

LANDING

Galleried landing with useful storage cupboard, and access to the board loft with drop down ladder, power and light.

MASTER BEDROOM

5.09m x 3.37m (16'8" x 11'0")

Main bedroom with window to the front aspect providing beautiful rural views. Door leading into:

EN SUITE

Three piece modern white suite. Comprising low flush w/c, pedestal wash hand basin with mixer tap. Contrasting tiling to walls with walk in shower and glazed screen.

BEDROOM TWO

4.38m x 3.63m (14'4" x 11'10")

Doubled bedroom with views over the adjacent rural land beyond.

BEDROOM THREE

4.29m x 3.02m (14'0" x 9'10")

Double bedroom with elevated views beyond.

BEDROOM FOUR

3.01m x 2.82m (9'10" x 9'3")

Double bedroom. With window providing stunning views of the landscape beyond.

FAMILY BATHROOM

Modern suite: comprising twin ceramic sinks with mixer tap housed within a vanity unit with contrasting tops. wall mounted mirror and shelving, low flush w/c, panelled bath with sower over and waterfall shower head with glazed screen. recessed spot lighting, tiled walls - chrome ladder radiator, window to the side aspect.

OUTSIDE

The property is located on Sparrowcroft Lane on the fringes of the village of Blacktoft, a village well known for it's rural scenery and quiet setting. The property can be found set back from the road through two brick pillars and into a spacious front gravelled forecourt which allows for off street parking for numerous vehicles.

A timber gate is positioned to the left side of the property and the gravelled driveway continues along the side elevation and opens out onto the rear garden complete with a detached garage. The garage itself has power and lighting and provides excellent storage space.

The rear garden is without doubt one of the main selling features of the property, enjoying an extensive, private plot, meticulously maintained by the current owners. The gravelled driveway leads to a lawned garden area, with flagged patio immediately from the house and a pathway leading to a slightly raised decked area, perfect for those who enjoy outdoor dining and entertaining. The boundaries are enclosed to all three sides by newly laid fence panels, the rear is lowered to enjoy the spectacular views across the open countryside and towards the riverbank where ships can be seen en-route along the river Ouse, where Blacktoft, meets the river Trent downstream to form the Humber.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains water, electric and oil heating.

APPLIANCES

None of the appliances have been checked by the current selling agents.

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Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

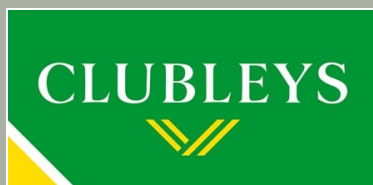
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	72
EU Directive 2002/91/EC		

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.