



16 The Green, Sproatley, East Yorkshire, HU11 4XF

LEONARDS

SINCE 1884

- Deceptive Four Bedroom Detached Bungalow
- Pleasant Generous Garden Plot
- Located Close to Village Amenities
- Highly Recommended for Internal and External Inspections
- Entrance Hall with Rooms off
- Lounge Diner with Conservatory off
- Kitchen with Units and access to Garden
- Four Bedrooms with En Suite and Wet/Shower Room
- Gardens with Parking at the Rear and Garage
- Gas Central Heating System and Double Glazing

Well proportioned detached family bungalow, highly recommended for both internal and external inspections to fully appreciate this lovely home. Occupying a pleasant position within the village the property is located close to local amenities. The well proportioned accommodation comprises:- Entrance, lounge/diner, conservatory, kitchen, bedroom one with En suite shower room, three further bedrooms and a wet/shower room. On the outside there are garden areas to the front, side and rear. Parking and a single garage is located at the rear of the property. Gas fired central heating system and double glazing. Viewing via Leonards please.

Offers In The Region Of £299,950



Location

Situated in the sought after village location of Sproatley, the property is on The Green which runs into Park Road. Sproatley is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 7 miles north east of Hull city centre and 4 miles north of Hedon at the junction of the B1238 and B1240 roads. The village has a post office, a couple of public houses, a village hall, a primary school and is close to the impressive Burton Constable Hall.

Entrance

Enter via open brick built porch which leads up to the main entrance door which is to the side of the property. A double glazed entrance door leads into the hallway.

Hallway

Radiator, access doors leading into the kitchen, lounge/diner and bedroom four.

Inner Hall

A further door leads into an inner hall area with a storage cupboard, airing cupboard and a further three bedrooms and a bathroom. Access to the loft space.

Kitchen

8'10" x 14'6" (2.699m x 4.426m)

Fitted with a range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit with mixer taps. Space for appliances of range style cooker, washing machine and fridge/freezer. Radiator, cupboard housing the gas fired central heating boiler, window to the side elevation with adjoining side entrance door.

Lounge Diner

22'11" x 14'4" + 12'2" x 5'7" (6.988m x 4.382m + 3.713m x 1.711m)

Generous size living space with two windows to the front elevation and doors into the conservatory. Feature fire surround and three radiators.

Conservatory

9'7" x 15'0" (2.939m x 4.579m)

Part brick built and double glazed with wooden style flooring, ceiling fan and double French doors leading out to the decked area. Power supply.

Bedroom One

10'4" x 13'9" (3.174m x 4.211m)

Window to the rear elevation, radiator and access into:

En Suite Shower Room

10'3" x 2'11" (3.137m x 0.908m)

Comprising of a shower cubicle with plumbed in shower, wash hand basin with mixer taps over and low level flush WC. Tiled splash back areas and an extractor fan.

Bedroom Two

12'2" x 10'7" (3.718m x 3.238m)

Window to the rear elevation and radiator.

Bedroom Three

10'5" max x 8'10" max (3.187m max x 2.711m max)

Window to the side elevation and radiator.

Bedroom Four

10'4" x 8'5" (3.156m x 2.584m)

Window to the side elevation and radiator.

Wet/Shower Room

6'2" + door recess x 8'10" (1.903m + door recess x 2.696m)

Suite of electric shower unit, wash basin in vanity unit and WC. Window to the side elevation, extractor fan and towel rail radiator.



Outside

To the front of the property is an extensive lawn area with pathway leading up to the property. Front garden with plants, trees and shrubs. To the side of the property is a further lawn garden, stocked borders and a supply of plants and shrubs. Side gate leads into the rear garden. To the rear there is a garden which is laid to lawn, has fencing and hedgerows to the surrounds. There is also a low maintenance area in one corner, patio area in another and an outside tap. Decked area. At the rear is the facility for parking for vehicles and garage.

Garage

9'0" x 16'6" (2.750m x 5.039m)

Located at the rear of the property, and has an up and over door, windows to the side and rear with side personal door. Lighting and power supply.

Energy Performance Certificate

The current energy rating on the property is C (70).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number SPR038016000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

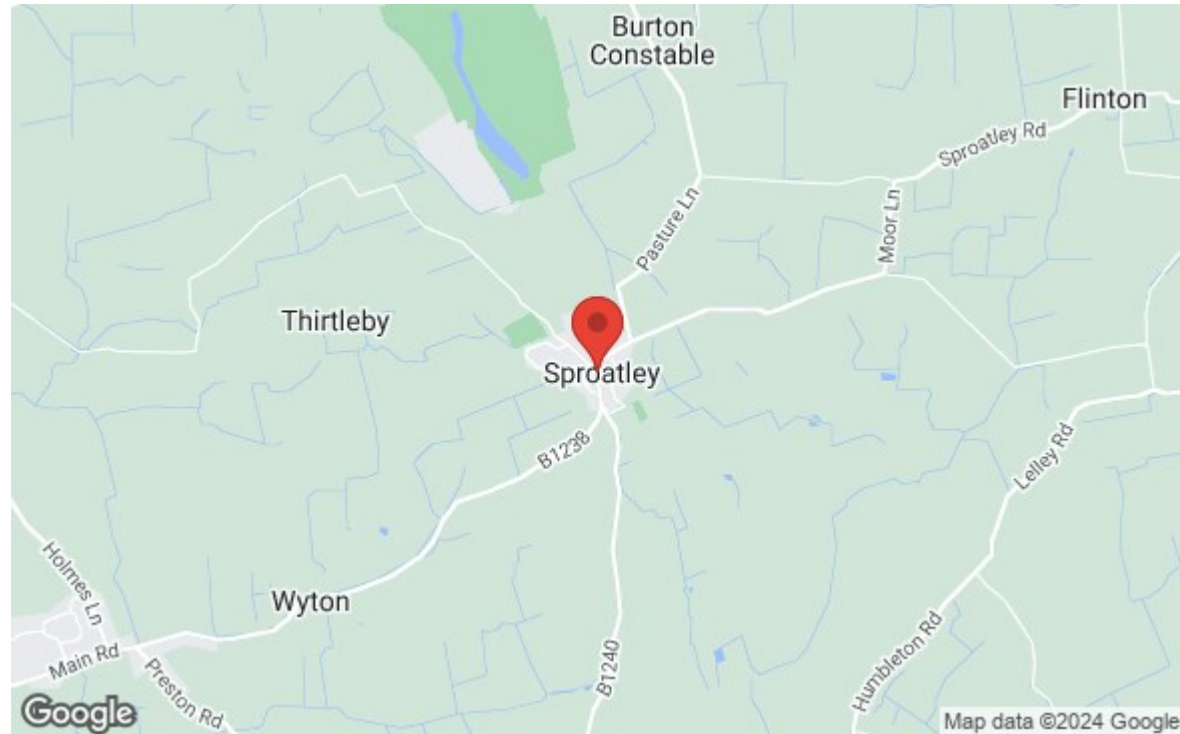
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





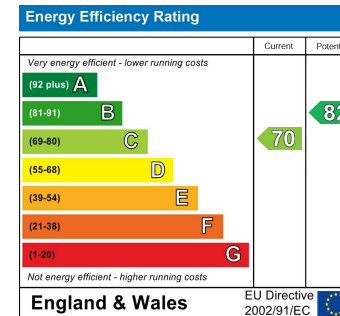
Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

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