Whitakers
Estate Agents

5 Tradesmans Row, Sproatley, HU11 4PD

£220,000

Set in the sought after village of Sproatley is this Charming Period Cottage. Tradesmans Row Cottages date back to the mid 1800's , originally built for the Tradesmen of Burton Constable Hall & Estate.
This beautifully maintained Cottage has been sympathetically enhanced and upgraded over the years , offering deceptively spacious accommodation to include: Entrance and stairs taking you up to the first floor with a family BATHROOM and THREE good size BEDROOMS, the main bedroom enjoys a sunny aspect with stunning views over open countryside, just lovely to wake up to in the morning!
The ground floor has a comfortable LOUNGE with LOG BURNING STOVE and a door opening to the generously proportioned DINING ROOM, open to the BREAKFAST KITCHEN, creating a lovely space for entertaining family & friends.
Outside there is a family & pet friendly enclosed GARDEN, adorned with beautiful mature trees & shrubbery. There is a low maintenance artificial lawn and a paved patio area, ideal for dining "al fresco" a wonderful outdoor space for the family to enjoy!
The village itself has a well stocked local shop with post office, hair dressers and two public houses. There is a well regarded primary school, village hall and playing fields. Along with countryside walks along open fields and onto Burton Constable Estate/ Holiday Park
Good transport links to the city of Hull and out to the coast.

Do not delay, call us to arrange your viewing today!!

Entrance Hall

A modern composite door opens to the hall with stairs taking you up to the first floor and a door into the lounge.

Lounge 13'6" x 12'3" (4.13 x 3.74)

A comfortable lounge with feature log burning stove with Oak mantel, lovely to cosy up to on the cold winter evenings. Laminate flooring, radiator and double glazed window to front elevation, enjoying open aspects .

Lounge Feature

Dining Room 15'1" x 9'6" (4.62 x 2.90)

A well proportioned dining room with an opening into the breakfast kitchen, creating a lovely space for family gatherings, entertaining family & friends.

Breakfast Kitchen 13'10" x 9'10" (4.22 x 3.0)

The breakfast kitchen has a good range of fitted units to base and walls with contrasting work surface, tiled splashbacks and breakfast bar. Electric over with ceramic hob and extractor hood above. Sink unit with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer.

Rear of House & Garden

Gardens

A delightful rear garden, adorned with mature trees and shrubbery with an easy to maintain

artificial lawn and a paved patio area, ideal for dining "al fresco" Timber fencing and rustic brick to boundaries.

Bedroom One 13'6" x 10'11" (4.14 x 3.34)

A lovely light and airy double bedroom, enjoying a sunny aspect and boasting views over open countryside and farmland. Built in wardrobes and useful storage cupboard with hanging rails. Radiator and double glazed window.

Views From Property

Bedroom Two 6'9" x 9'10" (2.06 x 3.00)

A good size bedroom with Velux window and radiator.

Bedroom Three 17'2" x 6'9" (max) (5.24 x 2.07 (max))

A double bedroom with Velux window and radiator.

Family Bathroom

The family bathroom includes a panelled bath with overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Velux window and towel heater.

Garden Feature

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

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 - Sproatley
Flood Risk - Very Low
Mobile Coverage / Signal - O2 good/ EE/Vodafone and Three Okay
Broadband - Ultrafast 1000Mbps
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.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

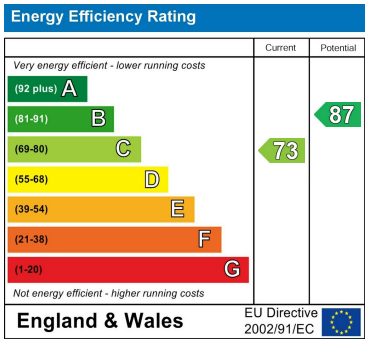
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

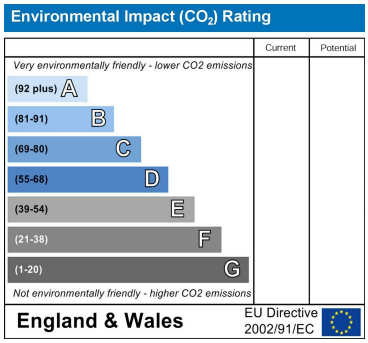
Floor Plan

Total area: approx. 90.8 sq. metres (977.2 sq. feet)

Area Map

Energy Efficiency Graph





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3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk