

**Asking Price**  
**£218,000**

**75 Westlands Road,  
Sproatley,  
HU11 4XG**

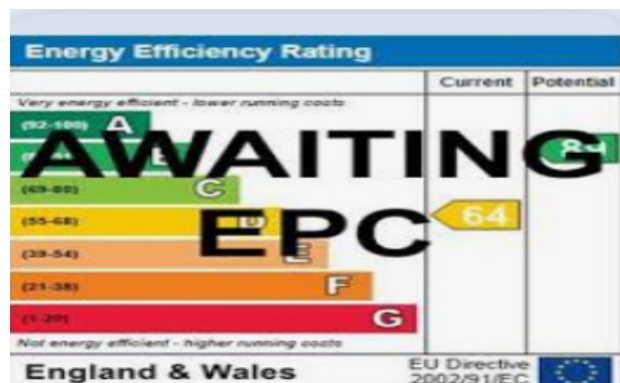
**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



With gas-fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, spacious Living Room, attractively fitted Kitchen, a ground floor Double Bedroom, Shower Room and a first floor Double Bedroom and Bathroom. The front garden has been landscaped to create extra off street parking and also has a large raised and well planted bed. A driveway leads past double gates and past the property, providing further off street parking, before arriving before a detached single garage. The rear gardens are very well maintained and extensively planted with areas of decking, lawn, an arch and pergola. There is also a greenhouse and fencing to the perimeter.

Kitchen - an attractively fitted dining kitchen with a range of base and wall mounted units in a white gloss which include a fitted fridge freezer. There are windows to the rear and side, tiled splash backs and a sink and drainer.

Bedroom 1 - a double bedroom with a window to the front.

Shower Room - comprising a shower unit, low flush WC and wash hand basin with storage under. Attractive tiling to the walls and a window to the side.

First Floor Landing - with a window to the side and access to under eaves storage.

Bedroom 2 - a double bedroom with Velux style windows to the front and side, fitted cupboards and access to under eaves storage.

Bathroom - a three piece suite comprising a panelled bath with shower over and a shower screen, low flush WC and a wash hand basin with storage under. There is a Velux style window to the rear and a cupboard.

A really lovely home, perfect for one level living but with a further double bedroom and bathroom to the first floor. Early viewing is essential to fully appreciate all that it offers but we also have a 360 degree tour available that will provide an excellent preview.

**LOCATION**

The property sits on the west side of Sproatley, a sought after and attractive village in East Yorkshire situated east of Hull and north of Hedon. Westlands Road is the most westerly street in the village and open fields lie behind the houses on the other side of Westlands Road. The village provides amenities including two pubs, a primary school a church, post office and convenience store. There is an Asda supermarket in Bilton, a little west of Sproatley, and nearby Hedon and Preston provide a further range of local shops and amenities.

**OUTSIDE**

The front garden has been landscaped with paving and gravel to create extra off street parking and also has a large raised and well planted bed. A driveway leads past tall wrought iron double gates and past the property, providing further off street parking. It leads to a detached single garage via an up-and-over door. There is a courtesey door to the side and power and light is laid on. The garage is currently being used as a craft room and has a daylight dome, insulation and laminate flooring. The rear gardens are very well maintained and extensively planted with areas of decking, lawn, an arch and pergola. There is also a greenhouse and fencing to the perimeter.

**ACCOMMODATION**

Entrance Hall - with a turn staircase to the first floor and a window to the front.

Living Room - a spacious room with a feature fireplace, picture rail and bifold doors to the garden.

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**DESCRIPTION**

A well presented two double bedroom bungalow in this well regarded East Yorkshire village. The attractive property has been converted to provide first floor accommodation as well as that on the ground floor. The first floor provides a double bedroom and bathroom so the ground floor still provides single level comprehensive accommodation including a double bedroom and shower room. There is a delightful rear garden and a driveway leads to a detached single garage. A lovely property in a lovely spot. Early viewing is essential.

This property has been much improved by the current owners including an appealing conversion of the loft to provide an extra double bedroom and bathroom. Other improvements include enlarging the kitchen by removing a side entrance creating a good-sized kitchen with dining space. Bifold doors from the living room to the garden work well to pull the pretty garden into the house and provide an appealing transition between the two. Even the staircase to the first floor has been attractively done, to the point that it looks like it might have been the original design. There are also a number of cast iron style radiators though the property, providing extra character.

