



**19 Westlands Road, Sproatley, HU11 4XA**

**Offers In The Region Of £299,950**

This STUNNING 3 bedroom detached TRUE bungalow really does need to be viewed to be fully appreciated!

Situated on ever popular Westlands Road in the sought after village of Sproatley, just a short walk from the village amenities, the property also enjoys excellent transport links into the City of Hull. With amazing countryside on your doorstep, the property is ideal for those looking to downsize to the peace and tranquility of village life whilst still being just a short drive away from the City.

Having been much improved by the current owner to a high standard, the property is presented in true "move-in" condition and briefly comprises; entrance hallway, spacious lounge dining room, modern contemporary fitted kitchen, stylish shower room and three spacious bedrooms whilst externally there is a private driveway and garage together with a lovely south facing rear garden!

Having the additional benefit of gas central heating and uPVC double glazing throughout, internal viewing is essential!

## The Accommodation Comprises

### Front Porch

Composite entrance door into porch with tiled flooring and uPVC door into....

### Entrance Hallway



Welcoming entrance hallway with carpeted flooring, central heating radiator and entrance doors to all rooms'

### Lounge/Dining Room 13' x 24' (3.96m x 7.32m)



The bright and spacious lounge/dining room features a uPVC bow window and second uPVC window to front aspect giving an abundance of natural light. There is carpeting to the flooring, two central heating radiators, marble effect fireplace and hearth with inset electric fire and ample space for a family dining table.

### Kitchen 14'8 x 9'3 (4.47m x 2.82m)



The modern fitted kitchen features a range of contemporary white fitted wall and base units, contrasting work surfaces and splash backs. 4 ring induction hob with extractor over and mid level electric fan oven with integrated microwave above. Composite sink with mixer taps, integrated under counter fridge and freezer and plumbing for automatic washing machine. Feature tower radiator, quality kitchen laminate flooring and uPVC window and door to side aspect.

### Bedroom One 13'8 x 12'10 max (4.17m x 3.91m max)



With carpeted flooring, central heating radiator and uPVC window to rear aspect.

### Bedroom Two 9'8 x 10'8 (2.95m x 3.25m)



With carpeted flooring, fitted wardrobes, central heating radiator and uPVC window to side aspect.

### Bedroom Three/Garden Room 9'5 x 10'8 (2.87m x 3.25m)



With carpeted flooring, central heating radiator and uPVC French doors to rear aspect.

### Bathroom



The stylish bathroom features walk in shower with glazed screen and mains shower over, low flush concealed cistern wc and vanity hand wash basin. Heated towel rail, fully tiled walls, quality bathroom laminate flooring, ceiling spot lights and two uPVC windows to side aspect.

## Garage



The single garage is located at the foot of the side driveway with up and over door, side window and electric supply.

## Outside



To the front of the property is a lawned garden with privet hedge and a block paved private driveway providing off road parking and leading to the garage. Gate access to both sides leads to the lovely south facing rear garden which is mainly laid to lawn with paved patio seating, borders featuring wide array of mature plants and shrubs whilst timber fencing affords a good degree of privacy.

## Tenure

The property is Freehold

## Council Tax

Council tax band D

East Riding of Yorkshire Council

## EPC

EPC rating D

## 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 sales 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/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - Vodafone, O2

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

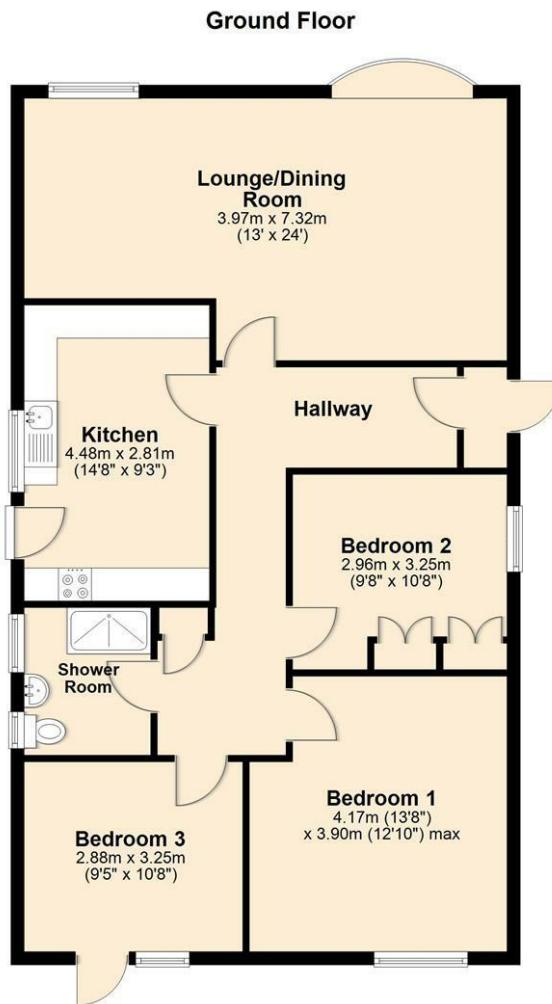
Coalfield or Mining Area - No

Planning - 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.

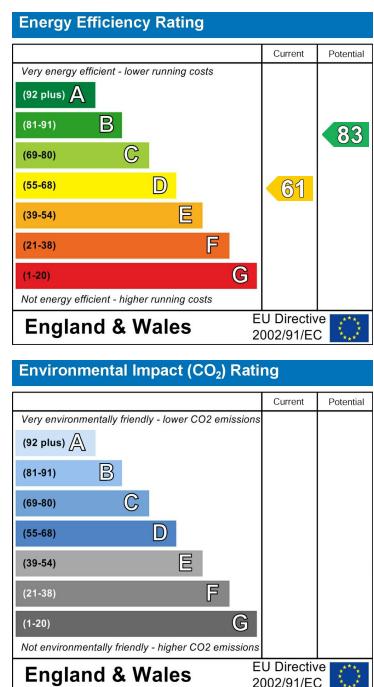
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.