Quick & Clarke

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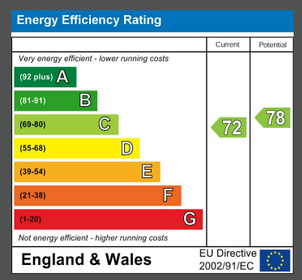



# 35 Westlands Road, Sproatley, HU11 4XA

## Offers in the region of £239,950

- Beautifully appointed home
- Bright and airy feel throughout
- Well equipped kitchen
- Modern shower room/w.c.
- Delightful south facing garden to rear
- Must be viewed
- Two reception rooms
- Fitted furniture to bedrooms
- Plenty of parking & garage
- Energy Rating - C

## LOCATION
This property fronts onto Westlands Road which leads between Main Road and Park Row within this well regarded village.

Sproatley is a well-positioned and highly convenient village, located at the junction of the B1240 and B1238, just three miles from the Hull city boundary and approximately eight miles from Hull city centre. The East Yorkshire coastline is also close at hand, with Aldbrough lying around four miles away.

With a parish population of approximately 1,350, Sproatley enjoys a vibrant yet close-knit community and benefits from a good range of local amenities including, playing fields, two public houses, a post office and general store, and a charming Grade II listed church.

The village is particularly well suited to families, offering its own primary school and falling within the catchment area for South Holderness secondary school.
Combining excellent access to the city, coast, and countryside with strong local facilities, Sproatley is an appealing choice for a wide range of buyers.

## ACCOMMODATION
The accommodation has UPVC double glazing, mains gas central heating via hot water radiators and is arranged on two floors as follows:

## ENTRANCE HALL
With a UPVC front entrance door and matching side panels, a built in understairs cupboard which houses the central heating boiler, stairs leading to the first floor and one central heating radiator complete with radiator cover.

## LOUNGE
11'11" x 15'8"
Plus a box bay to the front. With an electric fire set in an inset with timber surround and one central heating radiator.

## DINING ROOM
8'11" x 9'8"
With an lovely outlook over the rear garden and one central heating radiator.

## KITCHEN
9'4" x 11'6"
With a good range of base and wall units incorporating worksurfaces with an inset sink unit, built in oven and split level gas hob with cooker hood over, tiled splashbacks, integrated dishwasher, fridge and freezer, plumbing for an automatic washing machine, laminate flooring, a pleasant outlook over the rear garden and a UPVC rear entrance door.

## FIRST FLOOR

## LANDING
With an access hatch leading to the roof space which is part boarded with light laid on.

## BEDROOM 1 (REAR)
13'8" x 11'4"
With a good range of fitted bedroom furniture and one central heating radiator.

## BEDROOM 2 (REAR)
9'10" x 11'10"
With wardrobes and one central heating radiator.

## BEDROOM 3 (FRONT)
8'1" x 10'5" overall
With a good range of fitted wardrobes, built in cupboard and fitted shelves and one central heating radiator.

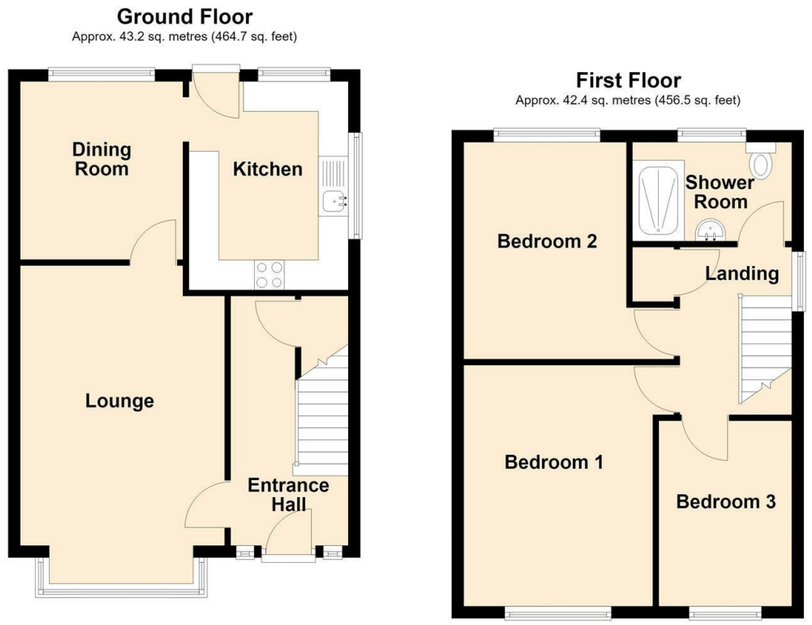
## SHOWER ROOM / W.C
8'9" x 5'5"
With a lovely modern suite comprising of a large walk in shower with hand shower and rain shower above, vanity unity housing the wash hand basin with a matching wall mounted storage cupboard, low level w.c, full height tiling to the walls and a ladder towel radiator.

## OUTSIDE
The property fronts onto a generous foregarden with a lawn and a dwarf walled frontage, a long concreted parking drive leads past the property to a single detached garage with up and over main door, side personal door, power and light laid on.

To the rear is an attractive garden with a paved patio adjoining the immediate rear and lawn beyond with raised beds, pathway and further paved patio to the rear of the garden, there is also greenhouse located to the rear of the garage. The rear garden enjoys a great deal of seclusion along with a Southerly aspect.

## TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

## COUNCIL TAX BAND
The council tax band for this property is band C.




Total area: approx. 85.6 sq. metres (921.1 sq. feet)