Whitakers
Estate Agents









31 Westlands Road, Sproatley, HU11 4XA

£220,000

SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF SPROATLEY, EAST YORKSHIRE, THIS ATTRACTIVE THREE-BEDROOM FAMILY HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING THE BENEFITS OF VILLAGE LIVING.

INTERNALLY, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, FURTHER ENHANCED BY A CONSERVATORY THAT PROVIDES ADDITIONAL LIVING SPACE IDEAL FOR RELAXING OR ENTERTAINING. TO THE FIRST FLOOR ARE THREE GENEROUSLY PROPORTIONED BEDROOMS, AND A FAMILY SHOWER ROOM.

OUTSIDE, THE PROPERTY BOASTS BEAUTIFULLY PRESENTED, LOW-MAINTENANCE REAR GARDENS, TOGETHER WITH THE ADDED CONVENIENCE OF A BRICK-BUILT GARAGE, STORAGE SHED, AND OFF-STREET PARKING FOR MULTIPLE VEHICLES.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, SETTING, AND POTENTIAL THIS WONDERFUL HOME HAS TO OFFER.

Entrance Hall

Spacious entrance hall, with tile flooring throughout and a radiator. Leading to;

Lounge



Carpeted throughout, with a square bay window to the front aspect, a radiator and an electric fire.

Through Lounge



Dining Area



Opens from the lounge, continued carpet throughout, and a radiator.

Fitted Kitchen



Tile flooring, and a wide range of floor and wall units, benefitting from an integrated oven and microwave. There is a UPVC window to the side and rear aspect, with a double glazed door leading to the rear garden.

Conservatory



Conservatory, with a double glazed door leading to the rear gardens, and an upgraded solid roof.

Outside



Low maintenance rear garden with off street parking to the front of the property with space for multiple vehicles.

Bedroom One



Spacious master bedroom with a range of fitted wardrobes, a UPVC window to the front aspect, and laminate flooring throughout.

Bedroom Two



Second double bedroom, with carpet throughout, a UPVC window to the rear aspect, fitted storage cupboards and a radiator.

Bedroom Three

The third bedroom is a large single bedroom, comprising fitted overhead storage cupboards. With carpeted flooring, a radiator, and a UPVC window to the front aspect.

Shower Room



Well presented shower room with a UPVC window to the rear aspect, a radiator, low level WC, Victorian style pedestal sink and a shower with an independent closure.

Garden & Patio



Sproatley Playing Field

Garage



Brick built garage with electric inside, with access via an up and over door.

Council Tax

East Riding of Yorkshire council tax band C

Tenure

Freehold

EPC

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.

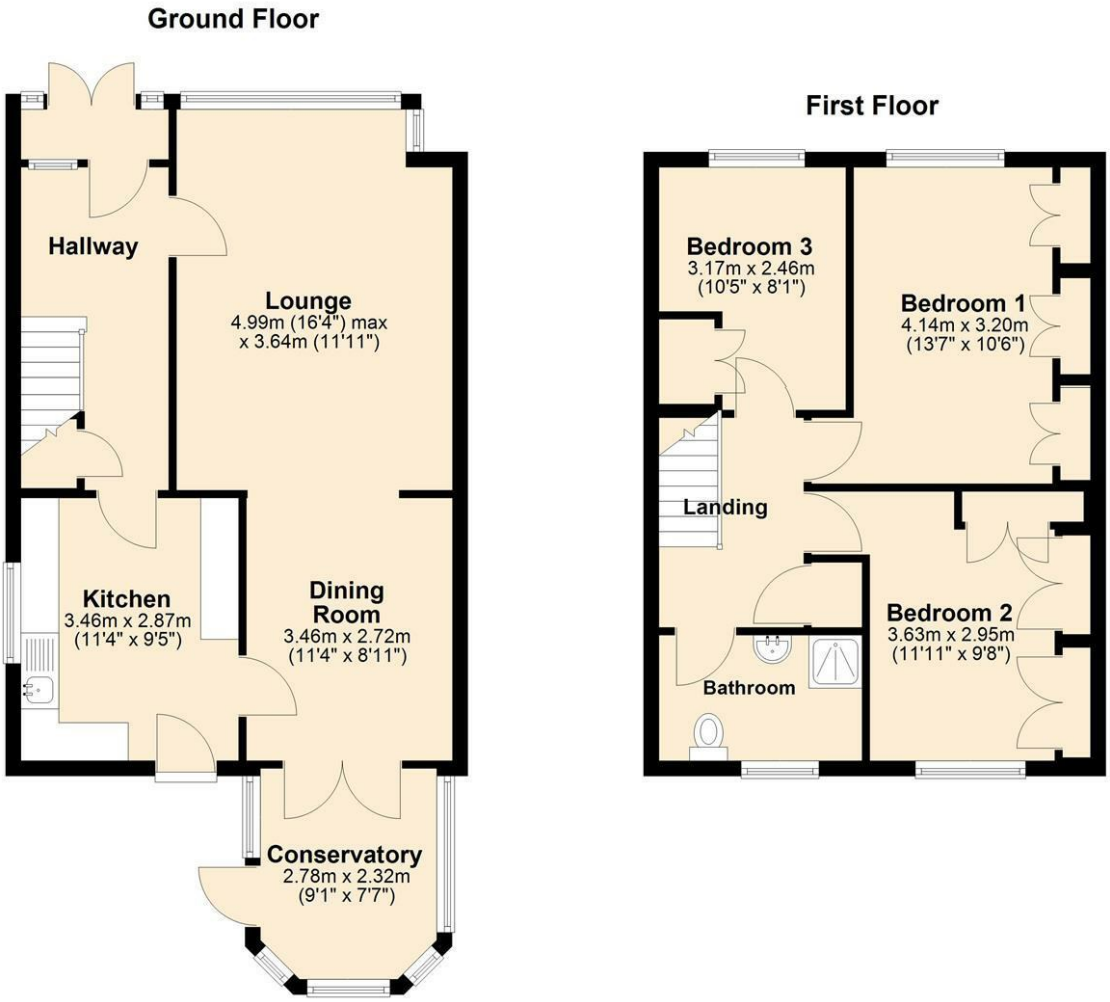
Material Information:
Construction - brick under tile
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/Three/O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

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.

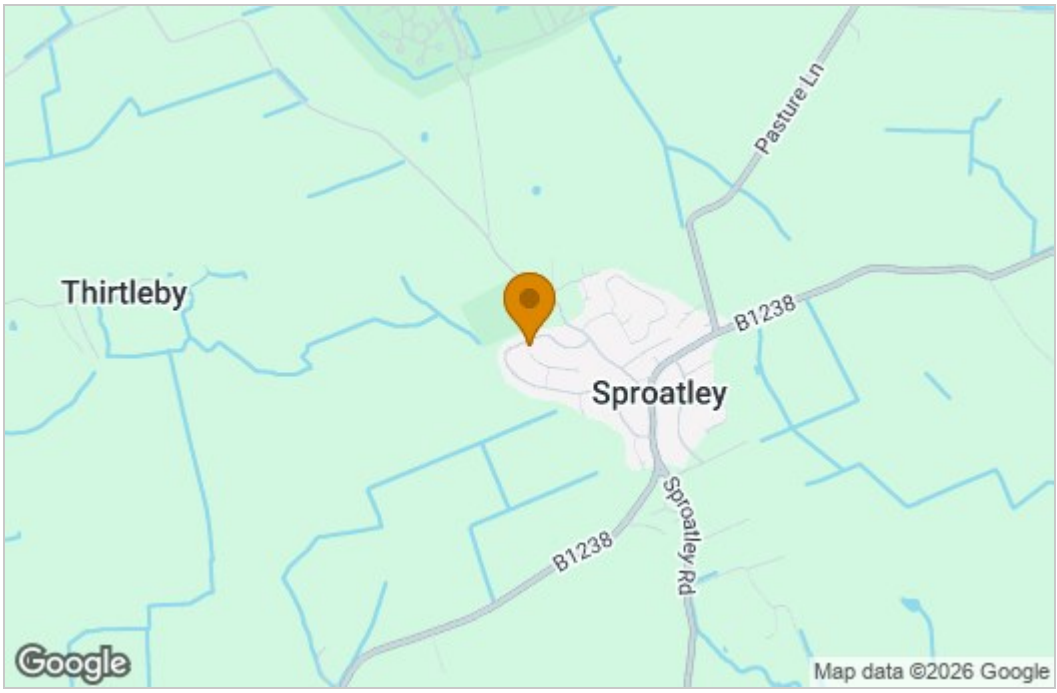
Offering On A Property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The 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.

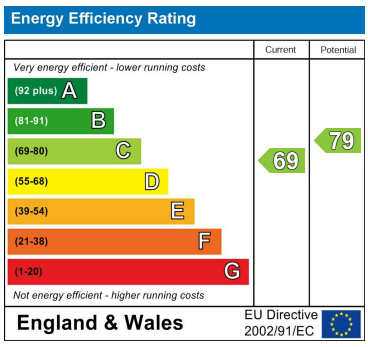
Floor Plan

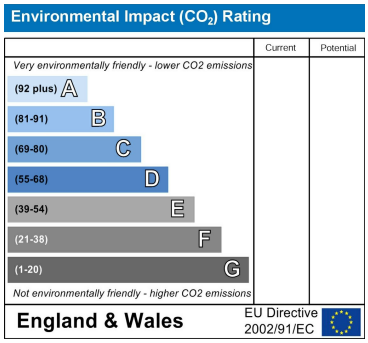


Area Map



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.

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