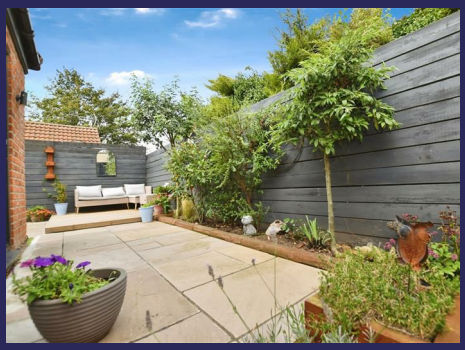
Whitakers
Estate Agents









Cottage Burton Constable Road, Sproatley, HU11 4PB

£264,000

Set in the sought after village of Sproatley is this Charming Cottage. Lovingly upgraded and tastefully styled throughout, blending rustic charm with a contemporary interior that would appeal to today's buyers. Enjoying breath taking views over open countryside, there are lovely walks around the village, the walkway behind the Church takes you out to open fields and farm lands towards the village of Lelley, perfect for walking the pooch or just to take in the evenings after a long day!

The front door opens to welcome you in to view this Charming Cottage, lovingly updated and tastefully styled throughout. Doors open Doors open to the GROUND FLOOR BEDROOM, originally Bedroom THREE, recently converted to provide a cosy SNUG with Oak Mantel and LOG BURNING STOVE, lovely to cosy upto on those cold winter evenings. A door opens to the fabulous OPEN PLAN DINING KITCHEN and onto the extended LIVING AREA with BI FOLDING DOORS opening out to the rear garden, creating a lovely space for entertaining family and friends.

There is a contemporary family BATHROOM and TWO DOUBLE BEDROOMS with the main bedroom having a range of sliding wardrobes.

Outside there is an easily maintained rear garden, adorned with beautiful mature trees to boundaries. There is a paved patio area with raised decking, creating a perfect spot for outdoor seating and entertaining. There is a useful garden SHED, providing ample storage and a woodstore.

The village 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. Good transport links to the city of Hull and out to the coast.

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

Accommodation Comprising

Entrance
The front entrance door opens to welcome you in to view the tastefully styled accommodation on offer with beautiful solid Oak doors opening to the Snug/Ground floor bedroom and to the open plan dining kitchen. Stairs take you up to the first floor accommodation.

Dining Kitchen 17'0" x 13'5" (5.2 x 4.1)



A fabulous open plan dining kitchen to family living area with bi fold doors opening out to the rear garden, creating a wonderful space for entertaining family and friends. There is a range of bespoke fitted units to base and walls with polished wood block work surface and upstands. Inset Belfast style sink, mixer tap with pull out spray. Integrated washing machine and dishwasher.

Lounge



Open plan from the dining kitchen is the comfortable lounge with feature bi folding doors, a lovely room to sit and relax whist taking in the views of the garden.

Ground Floor W.C. 4'3" x 2'11" (1.3 x 0.9)
Set off the snug/ bedroom three is the ground floor W.C. with wash basin and low level toilet.

Kitchen Features



Ground Floor Bedroom Three/ Snug 13'5" x 9'8" (4.1 x 2.95)



Originally bedroom THREE has been converted to a cosy snug/ sitting room would easily convert back to provide a ground floor bedroom, with feature Oak Mantel and log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation, radiator and laminate flooring. Door to ground floor W.C.

Snug Log Burner Feature



Bedroom One



A comfortable double bedroom with built in sliding wardrobes. Double glazed window and radiator.

Bathroom



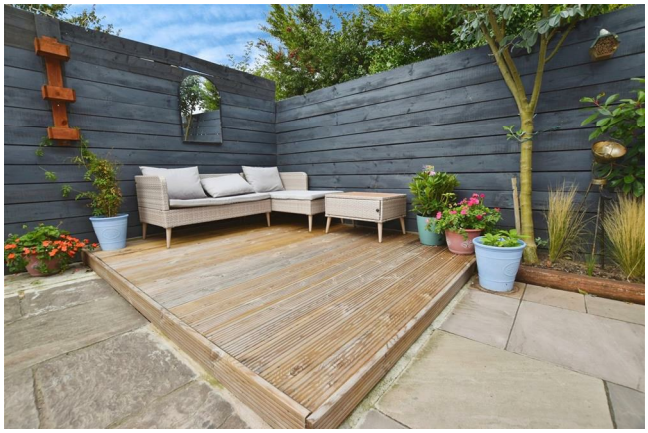
A contemporary family bathroom with three piece suite to include: Panelled bath with overhead shower and glazed screen, contemporary tiling to splashbacks. Vanity unit housing the wash basin with useful storage drawers below and a push button W.C. Double glazed window and traditional style towel heater.

Bedroom Two



A further double bedroom with built in storage cupboard. Double glazed window and radiator.

Garden



An easy to maintain rear garden, adorned with beautiful mature trees to the neighbouring boundary with attractive paved patio area and raised decking, a lovely outdoor area, ideal for outdoor entertaining.

Garden Features



Views & Walks



The Cottage enjoys stunning views and breath-taking countryside walks, perfect for dog walkers.

Outside

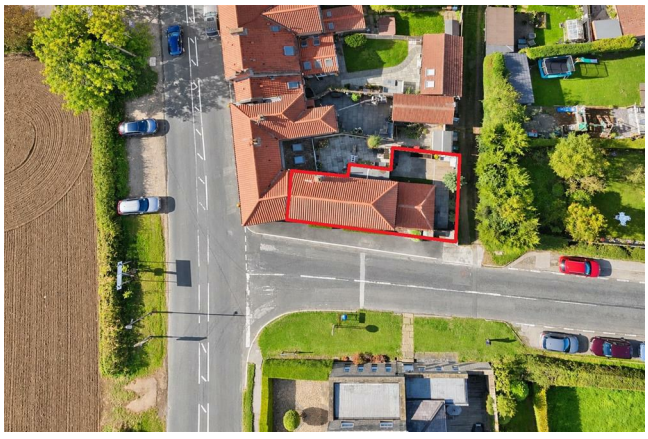


Garden Shed & Log Store



Useful garden shed and log store.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

EPC Rating D

Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three okay O2 good
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

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

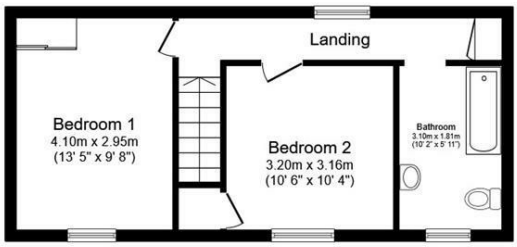
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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



Ground Floor
Floor area 53.0 sq.m. (570 sq.ft.)



First Floor
Floor area 36.6 sq.m. (394 sq.ft.)

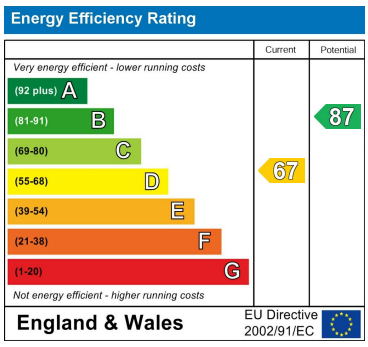
Total floor area: 89.6 sq.m. (964 sq.ft.)

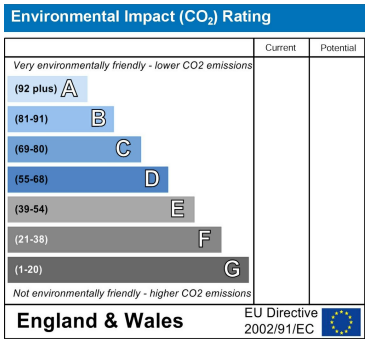
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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