



58 Hall Road, Sproatley, Hull, HU11 4PZ

- Well Presented Three Bedroom Semi Detached House
- Entrance with Stairs off
- Lounge and Dining Room
- Three First Floor Bedrooms and Shower Room
- Driveway to Single Garage
- Offered For Sale with No Forward Chain
- Cloakroom/WC
- Fitted Kitchen
- Gardens to Front and Rear
- Gas Fired Central Heating System and Double Glazing

Offers In The Region Of £235,000



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58 Hall Road, Sproatley, Hull, HU11 4PZ

Well presented three bedroom semi detached chalet style house. Offered for sale with No Forward Chain. Occupying a pleasant position within the village of Sproatley. The accommodation comprises:- Entrance hall, cloakroom/WC, lounge, dining room, fitted kitchen, first floor landing, three bedrooms and shower room. Garden areas to front and rear with driveway access to the single garage. gas fired central heating system and double glazing. Viewing via Leonards.

Location

The village of Sproatley is a civil parish in the East Riding of Yorkshire. It is situated approximately 7 miles north east of Hull city centre and 4 miles north of Hedon at the junction of the B1238 and B1240 roads. The village has a post office, a couple of public houses, a village hall, a primary school and is close to the impressive Burton Constable Hall.

Entrance Hallway

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with useful under stairs cupboard. Wooden effect flooring. Radiator. Access into ground floor rooms off.

Cloakroom WC

4'8" x 4'5" (1.447m x 1.366m)

Suite of WC. Wash hand basin. Window to the side elevation. Tiled flooring.

Lounge

11'1" x 18'10" (3.396m x 5.763m)

Window to the front elevation. Fire surround. Radiator. Doors into:

Dining Room

9'11" x 11'0" (3.036m x 3.373m)

Patio door to the rear elevation. Radiator.

Kitchen

9'3" x 14'8" (2.832m x 4.481m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Breakfast bar. Appliances of electric oven, gas hob, cooker hood, washing machine, dishwasher and fridge/freezer. Windows to the side and rear elevation. Rear entrance door. Wooden effect flooring. Part tiled walls. Radiator.

First Floor Landing

Access to rooms off. Cupboard off with radiator and shelves. Access to roof void.

Bedroom One

11'11" max x 13'11" (3.636m max x 4.243m)

Window to the front elevation. Bedroom furniture of wardrobes, dressing table and bed head. Radiator.

Bedroom Two

9'7" x 10'7" (2.942m x 3.241m)

Window to the rear elevation. Radiator.

Bedroom Three

9'8" x 7'5" (2.947m x 2.267m)

Window to the rear elevation. Wardrobe and drawer units. Radiator.

Shower Room

6'4" x 6'0" (1.954m x 1.847m)

Suite of shower with mains plumbed shower, wash hand basin and WC. Tiling to the walls and floor. Towel rail radiator. Extractor fan. Window to the side elevation.

Outside

The property occupies a pleasant garden plot position and has lawned areas to the front and rear. A side driveway provides off road parking and access to the single garage.



Garage

9'0" x 17'3" (2.767m x 5.258m)

With up and over door. Window to the side elevation.

Energy Performance Certificate

The current energy rating on the property is D (61).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number SPR018058000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

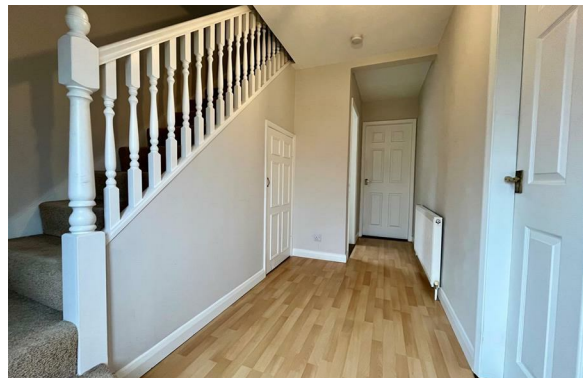
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check your agency agreement for any early termination costs or charges which may apply.

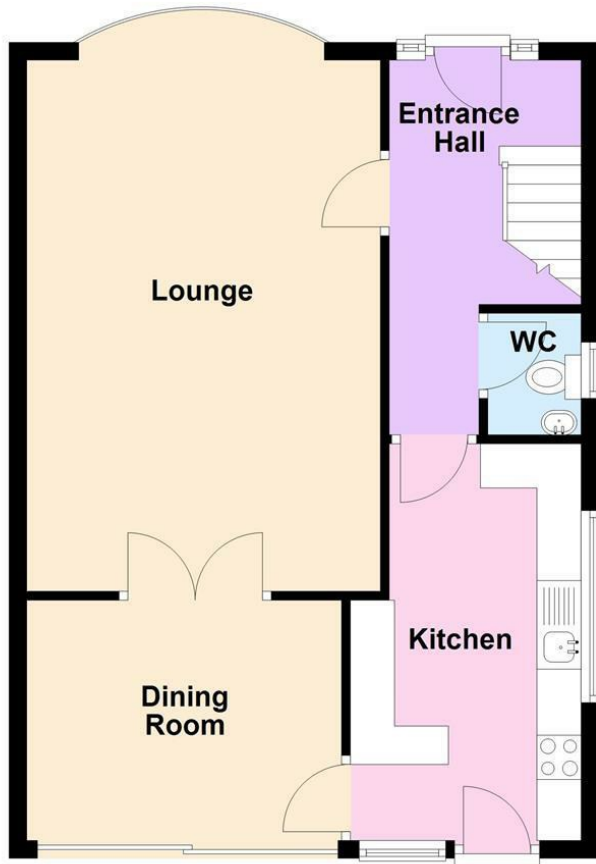


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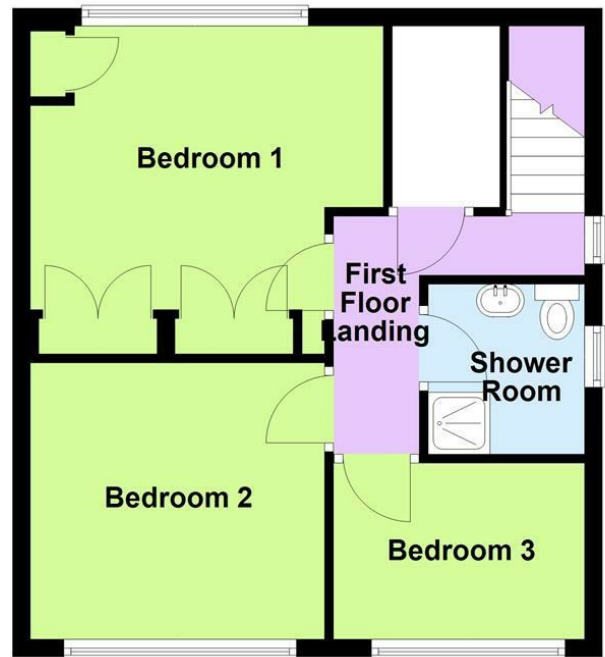


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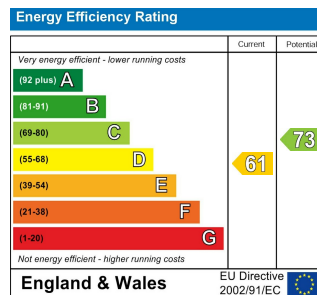
Ground Floor



First Floor



58 Hall Road, Sproatley



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