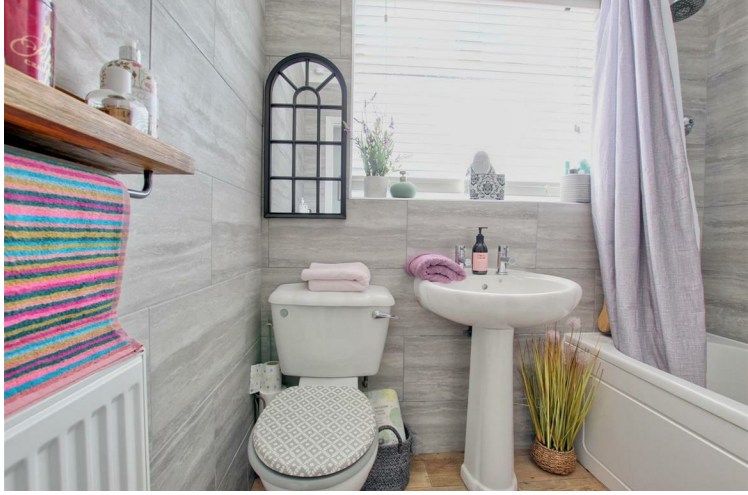




QUICK&CLARKE

The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: [hornsea@qandc.net](mailto:hornsea@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)

**33 Beech Close, Sproatley HU11 4XB**  
**Offers in the region of £169,950**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Beautifully Presented • Well Appointed Kitchen Throughout
- Cul-De-Sac Location
- West Facing To Rear
- Summer House
- Plenty Of Parking
- Lovely Gardens
- Large Composite Decked Terrace
- Garage
- Energy Rating - D

Beautifully appointed and well presented throughout, this semi-detached bungalow enjoys a pleasant cul-de-sac location with plenty of parking, a garage and lovely gardens with a summer house and a Westerly aspect to the rear. The bungalow also offers further potential for enlargement (STLPA).

BEAUTIFUL BUNGALOW MUST BE VIEWED!

LOCATION

This property fronts onto Beech Close, a pleasant cul-de-sac which leads from Westlands Road which runs between Main Road and Park Road.

Sproatley is situated at the junction of the B1240 and B1238 approximately 3 miles from the Hull city boundary, 8 miles from the city centre and 4 miles from Aldbrough on the East Yorkshire coast. The village has a parish population of around 1350 and a range of local services including 2 public houses, a post office/general store, and a Grade II listed church. The village also has its own primary school and is within the catchment area of the South Holderness secondary school.

ACCOMMODATION

The accommodation is well appointed throughout, has mains gas central heating via hot water radiators, uPVC double glazing throughout and is arranged on one floor as follows:

SIDE PORCH

ENTRANCE HALL

6'11" x 10'5" overall (2.11m x 3.18m overall)  
uPVC entrance door, access hatch leading to the roof space with a folding loft ladder which is part boarded and houses the central heating boiler. There is a built-in cupboard and one central heating radiator.

LOUNGE

10'7" x 16'10" (3.23m x 5.13m)  
With a gas fire set in a marble hearth and inset with timber mantel over, ceiling cove, two wall light points and one central heating radiator.

KITCHEN

11'8" x 8'7" (3.56m x 2.62m)  
Bow window overlooking the rear garden, an excellent range of fitted base and wall units incorporating contrasting work surfaces with tiled splashbacks, inset one and a half bowl ceramic sink unit, built-in oven and split level induction hob with cooker hood over, integrated dishwasher and washing machine and a separate breakfast/dining bar with a solid timber worktop.

BEDROOM 1 (FRONT)

10'7" x 14' (3.23m x 4.27m)  
With five-door wardrobes, ceiling cove and one central heating radiator.

BEDROOM 2 (FRONT)

8'8" x 7'7" (2.64m x 2.31m)  
Bow window to the front, ceiling cove and one central heating radiator.

BATHROOM/W.C.

5'4" x 6'9" (1.63m x 2.06m)  
With a modern white suite comprising panelled bath with plumbed shower over, pedestal wash hand basin, low level w.c., full height tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a good sized fore garden which incorporates a central lawn and well stocked borders and a long concrete parking drive provides plenty of off-street parking and leads past the bungalow to a single detached garage 9'6" x 21'8" with up-and-over main door, side personal door and power and light laid on.

To the rear is an attractive garden which enjoys a westerly aspect and incorporates low maintenance garden areas with a timber deck and gravelled area adjoining the immediate rear and beyond this is a large raised composite decked sun terrace with a feature glass balustrade, and a summerhouse 11'8" x

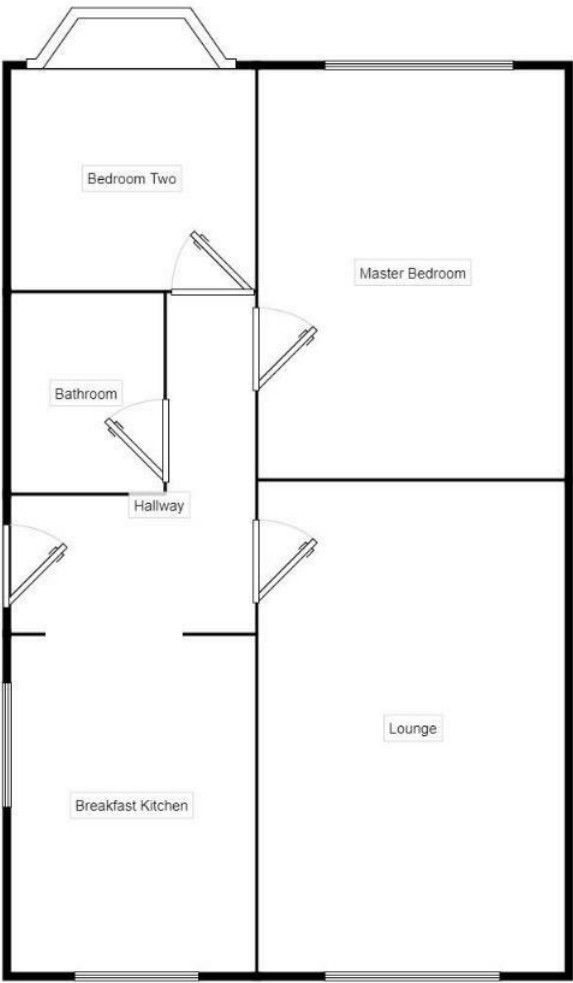
7'10" which is of uPVC construction with double glazed windows and double glazed French doors leading onto the terrace.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.