



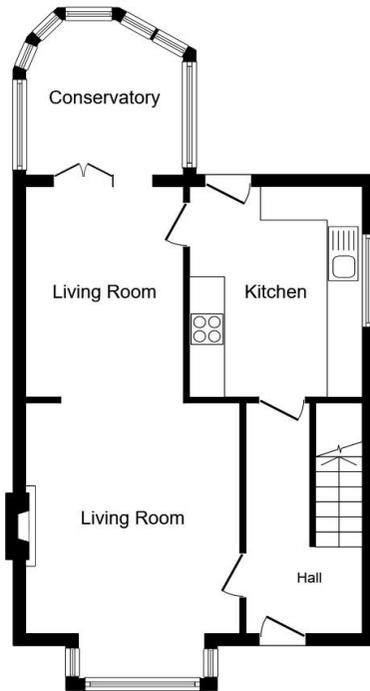
**Westlands Road, Sproatley, Hull, HU11 4XA**

## Welcome to

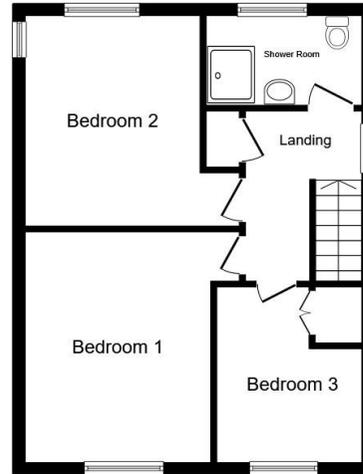
### Westlands Road, Sproatley, Hull

William H Brown are delighted to market this 3 bed semi detached home in Sproatley, offering a spacious lounge diner, kitchen with scope to personalise, conservatory, three well proportioned bedrooms, a modern bathroom, ample parking, a generous garage and a low maintenance rear garden.





**Ground Floor**



**First Floor**

Total floor area 100.7 m<sup>2</sup> (1,083 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

### Lounge

13' 10" max x 11' 11" max ( 4.22m max x 3.63m max )

### Dining Room

11' 4" max x 8' 11" max ( 3.45m max x 2.72m max )

### Kitchen

11' 8" max x 9' 4" max ( 3.56m max x 2.84m max )

### Conservatory

9' 8" max x 8' 5" max ( 2.95m max x 2.57m max )

### Landing

### Bedroom 1

13' 7" max x 8' 8" into wardrobe ( 4.14m max x 2.64m into wardrobe )

### Bedroom 2

11' 10" max x 9' 7" max ( 3.61m max x 2.92m max )

### Bedroom 3

10' 5" max x 8' max ( 3.17m max x 2.44m max )

### Bathroom

8' 8" max x 5' 5" max ( 2.64m max x 1.65m max )

## Welcome to

## Westlands Road, Sproatley, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GENEROUS 3 BED SEMI-DETACHED PROPERTY
- AMPLE OFF STREET PARKING VIA DRIVE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

# £220,000

## Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123748](http://williamhbrown.co.uk/Property/HDR123748)



Property Ref:  
HDR123748 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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