



Main Street, Elloughton, HU15 1JN
£770 PCM

Philip
Bannister
Estate & Letting Agents

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OFFERED PART FURNISHED - A Two Bedroom Cottage oozing charm and character, located towards the centre of this sought after village.

Key Features

- OFFERED PART FURNISHED
- Charming 2 Bedroom Cottage
- Well Presented
- Fitted Kitchen
- 2 Receptions
- Modern Fitted Bathroom
- Garden & Outbuildings
- Village Location
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





INTRODUCTION

OFFERED PART FURNISHED - This beautiful cottage enjoys immaculately presented accommodation which blends an array of modern fittings with traditional charm and character. Located towards the centre of the delightful village of Elloughton, the property features a Living Room with feature brick fireplace (FOR ORNAMENTAL USE ONLY), a Dining Room opening to a contemporary fitted kitchen including built-in appliances. The first floor offers two excellent bedrooms and a bathroom with a four piece suite. There is a garden area to the rear which enjoys a westerly aspect and boasts a number of useful outbuildings.

LOCATION

Heading South on Main Street from the centre of the village, the property is located on the right hand side after approximately 0.2 miles. The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal. Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

ACCOMMODATION

The property is accessed through the composite front door to:

LIVING ROOM

13' x 12' (3.96m x 3.66m)
Has a feature brick fireplace (FOR ORNAMENTAL USE ONLY) with open fire beneath timber lintel, tiled hearth, double glazed sash window to the front elevation

DINING ROOM

13' x 12 (3.96m x 3.66m)
With recessed brick fireplace beneath a timber lintel, generous alcove storage cupboards in addition to understair cupboard, window to rear elevation and staircase to first floor level.

Opening to:

KITCHEN

9' x 4'10 (2.74m x 1.47m)
Fitted with a range of wall and base units mounted with complimentary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, integrated appliances include electric oven, four ring gas hob beneath concealed filter hood, fridge and freezer, plumbing for automatic washing machine, tiled flooring, recessed spotlights, door and window to side elevation overlooking the rear garden

FIRST FLOOR

LANDING

With access to:

BEDROOM 1

13' x 12' (3.96m x 3.66m)
With alcove cupboard, double glazed sash window to front elevation and hatch allowing loft access

BEDROOM 2

11'10 x 6'2 (3.61m x 1.88m)
With fitted cupboard housing combi-boiler, window to rear elevation

BATHROOM

Fitted with a modern four piece suite comprising bath, pedestal wash basin, WC, tiled shower cubicle with thermostatic shower, part tiled walls, window with privacy glass to rear elevation

OUTSIDE

To the rear of the property there is a garden area which enjoys a westerly aspect. The garden has a patio area adjacent to the property, raised flower beds, gravelled seating area and a combination of fenced and walled boundaries. There are useful outbuildings currently used for storage

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames including sash windows to front elevation

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£177.69). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other

details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



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