

**staniford**  
grays



1 Lowerdale, Elloughton, Brough, HU15 1SD

£294,950





# 1 Lowerdale

Brough, HU15 1SD

- PROMINENT POSITION ON ENTRANCE TO LOWERDALE
- DRIVEWAY AND GARAGE PARKING
- UPGRADED AND EXTENDED INTERIOR
- MODERN STYLING THROUGHOUT
- INDIVIDUAL DESIGN
- PRIVATE GARDENS
- 3 GENEROUS BEDROOMS
- VIEWING ADVISED

AFFORDABLE DETACHED HOME IN PROMINENT LOWERDALE POSITION.

Featuring a number of internal upgrades with extended Garden Room to the rear.

Offering a spacious internal layout with an excellent balance of formal reception spaces and open plan living, this smartly appointed and well specified home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, open plan Kitchen/Dining Room benefiting from Garden Room extension, Utility Room and a Cloakroom W.C.

To the first floor landing access to Three Generous Bedrooms and a House Bathroom. The Master Bedroom benefits from an En-Suite Shower.

Externally a double driveway provides access to a detached garage.

Private facing gardens feature to the rear with a dedicated patio and hard landscaped patio area of a good size.

Available for immediate viewing for applicants looking for a modern styled home.



£294,950



## GROUND FLOOR

### RECEPTION HALLWAY

A welcoming entrance to this detached home suitable for families or downsizers given the generous three bedrooms to the first floor level, understairs storage cupboard, tiled floor coverings, return staircase leading to first floor level, access to ground floor reception rooms.

### CLOAKROOM / W.C

Neutrally appointed throughout with wash basin inset to vanity unit, low flush w.c, tiling to splashbacks and uPVC privacy window.

### RECEPTION LOUNGE

Enjoying open outlook to the bay fronted window with a central focal point electric fire and a disconnected gas supply. via an insert and feature surround.

13'1" x 11'3" (4.00 x 3.44)

### DINING KITCHEN

Contemporary style throughout having been upgraded, with high gloss wall and base units with granite work surfaces and upstands. Suitably sized to accommodate breakfast/dining table to alternate room length, with a number of integrated appliances including gas hob, four ring gas hob with extractor canopy, low level oven. Space for a number of low level white goods including space for fridge freezer. Tiled floor coverings, inset spotlights to ceiling, window to rear elevation. Access provided to utility room and double doors through to the garden room extension.

18'8" x 9'5" (5.70 x 2.89)

### UTILITY ROOM

With space for a number of low level white goods including plumbing for washing machine and space for dishwasher, wall mounted combination boiler, door leads to the external areas.

### GARDEN ROOM

Enjoying full garden outlook and boasting excellent levels of natural daylight, with tiled floorcoverings, mounted uPVC double glazed units, French doors leading to external terrace, log burner insert also providing additional feature to this cosy and useful reception space.

17'1" x 10'11" (5.21 x 3.34)

## FIRST FLOOR

### LANDING

Gives access to three bedrooms and house bathroom.

### BEDROOM ONE

Of double bedroom proportions with outlook to the open frontage, fitted wardrobes to wall length and leads through to...

13'1" x 8'10" (4.01 x 2.71)



#### **EN SUITE SHOWER ROOM**

Neutrally appointed throughout, with low flush w.c, wall mounted wash hand basin, dedicated walk-in shower area with wall mounted showerhead and console, tiling to floor and wall coverings, heated towel rail, privacy window to the side elevation.

#### **BEDROOM TWO**

10'2" x 9'11" (3.10 x 3.04)

Again boasting double bedroom proportions, with window to the rear elevation and fitted wardrobes.

#### **BEDROOM THREE**

10'9" x 8'0" (3.29 x 2.45)

Of a generous size for a third bedroom, with fitted wardrobes to wall length and window to rear elevation.

#### **HOUSE BATHROOM**

Immaculately appointed and contemporary style throughout with feature roll top bath with separate shower attachment, low flush w.c, inset basin to vanity storage unit, heated towel rail, tiling to full floor and wall coverings, inset spotlights to ceiling, privacy window to the front elevation.

#### **OUTSIDE**

Lowerdale itself features a range of properties of majority detached nature, with the subject dwelling occupying a prime plot position at the entrance to the development.

The front garden area tapers down to a point, leading to the dedicated entrance, with driveway and vehicular parking towards to the rear, with detached garage with up&over access door and personnel door to side.

Private and enclosed hard landscaped gardens feature with patio terrace extending from the immediate building footprint and further hard landscaped detailing. Boasting a South facing orientation with fenced and walled boundary perimeter and gated access to the side and rear also.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'D'.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





## Floor Plans



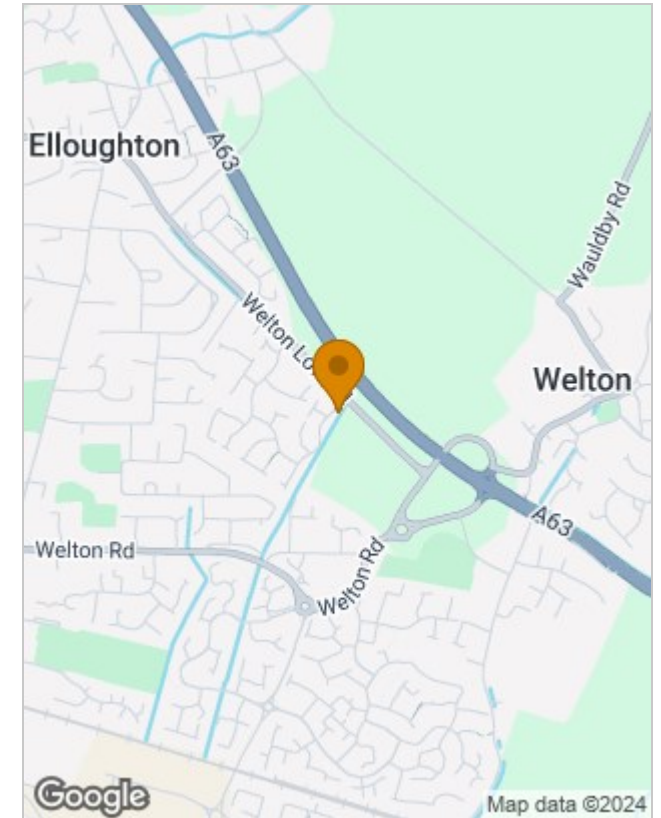
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

