



139 Beech Road, Elloughton, Brough, HU15 1JZ

£319,950





139 Beech Road

Brough, HU15 1JZ

- GENEROUS PLOT SIZE WITH OPPORTUNITY TO EXTEND
- GOOD NATURAL DAYLIGHT
- GENEROUS DRIVEWAY AND GARAGE
- SHOWER ROOM
- PEACEFUL ELOUGHTON SETTING
- SMARTLY PRESENTED BUNGALOW
- FURTHER OPPORTUNITY TO IMPROVE
- THREE BEDROOMS
- GOOD SIZES

SUPERB END PLOT POSITION WITH GARDENS TO FRONT SIDE AND REAR. IDEAL EXTENSION OPPORTUNITY GIVEN THE GENEROUS PLOT SIZE.

Ideally situated in a peaceful cul-de-sac environment of similarly styled low level homes. Having been well maintained internally to provide ready to move in bungalow living with further opportunity to enhance and improve.

The versatile living accommodation includes; Entrance Hallway, open plan Lounge leading to Dining Area, Breakfast Kitchen, three well-proportioned Bedrooms and Shower Room and separate W.C.

Externally a generous driveway leads to a detached garage with private and enclosed front side and rear gardens.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful environment within proximity to the centre of Elloughton village.



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RECEPTION HALLWAY

10'2" x 12'11" (3.10 x 3.96)

A welcoming entrance to this well maintained bungalow to the single floor level, with uPVC privacy window to the side elevation, loft access point. The hallway opens through to provide access to reception spaces and bedroom accommodation, with dedicated cloaks cupboard and also cupboard with fitted shelving and housing wall mounted Ideal boiler.

RECEPTION LOUNGE

18'9" x 11'6" (5.73 x 3.51)

A bright and spacious main living space with uPVC double glazed windows to the side and rear elevations taking full advantage of a sunny garden outlook, additional door provides access to the rear pathway and garden beyond. A central focal point is provided via an electric fire insert with traditional style hearth and surround. Leads open plan through to...

DINING AREA

9'4" x 7'9" (2.86 x 2.37)

With additional uPVC double glazed window to the garden facing elevation and door leading through to the kitchen.

BREAKFAST KITCHEN

16'2" x 9'8" extending to 5'10" (4.94 x 2.95 extending to 1.80)

Neutrally appointed throughout with a range of traditionally styled wall and base units, tiling to splashbacks, inset sink and drainer with mixer tap, Meile electric hob with extractor canopy over, mid level Miele double oven, integrated Miele dishwasher, space for a number of freestanding white goods including low level fridge and freezer and plumbing for washing machine. Space for breakfast table with wall and base units extending to the alternate room length, with uPVC double glazed windows to the side and rear elevation and access door to side also.

BEDROOM ONE

14'5" x 8'6" (4.40 x 2.60)

With uPVC double glazed window to front outlook and fitted storage wardrobes.



BEDROOM TWO

11'6" x 8'9" (3.51 x 2.68)

With uPVC double glazed windows to the front elevation and wardrobe storage.

BEDROOM THREE

8'5" x 7'5" (2.57 x 2.27)

With uPVC double glazed window to side elevation, could be used as a smaller third bedroom or alternatively dedicated study.

SHOWER ROOM

6'3" x 4'11" (1.91 x 1.51)

With uPVC double glazed privacy window to side elevation, well appointed corner shower cubicle with wall mounted head and console, inset basin, heated towel rail, tiling to full splashbacks and tiling to floorcoverings.

SEPARATE W.C

6'3" x 2'5" (1.92 x 0.75)

With low flush w.c and uPVC privacy window to side.

OUTSIDE

Beech Road itself remains conveniently positioned within walking distance of Elloughton village centre. The subject dwelling benefits from a private and peaceful cul-de-sac setting, with low level wall to the front perimeter boundary, a generous driveway provides parking provision for multiple vehicles, in turn leading to a Detached Garage with roller garage door.

Expansive gardens feature with laid to lawn grass to the front and side, offering further extension opportunity given the width of plot.

Gated access is provided to the rear gardens to both sides, with pathway extending from the immediate building footprint, laid to lawn grass, privacy to boundary perimeters with established planting and boarded fencing, further summerhouse / storage area features, external tap and light points.

AGENTS NOTE

Given the generous plot size offering further opportunity to extend and improve should this be required, also being offered to the market with no onward chain and the property being ready for immediate living, the property comes recommended for viewing via the sole selling agent Staniford Grays.

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'

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

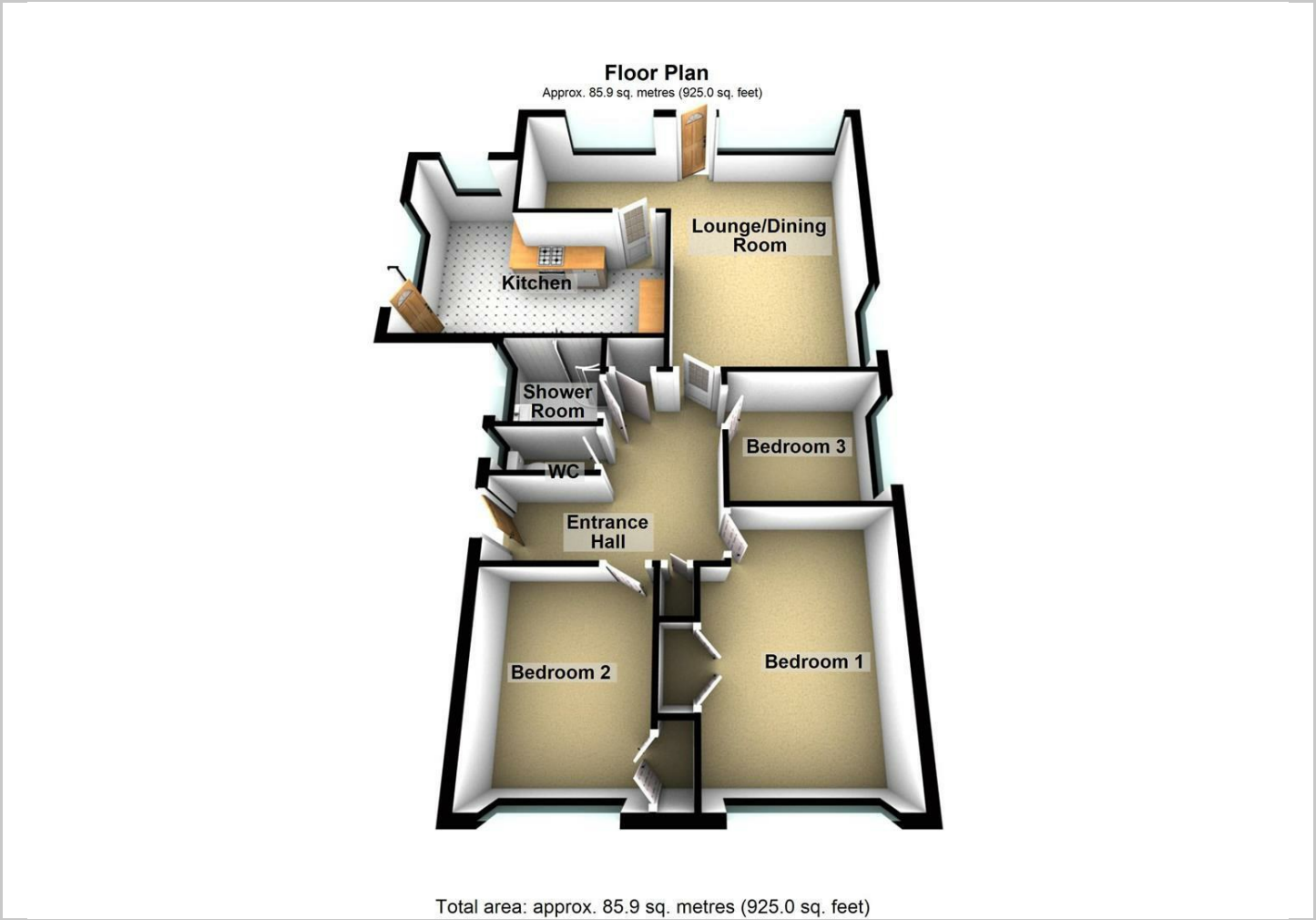
E-mail: swansales@stanifords.com

WEBSITES

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



Floor Plans



Viewing

Please contact our Swanland Office 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.

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Location Map



Energy Performance Graph

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