



Rosedene Main Street, Ellerker, Brough, East Yorkshire, HU15

- Well Presented Detached Extended Dormer Style Bungalow
- Highly Recommended For Viewing to be Fully Appreciated
- Front Facing Lounge with Large Rear Facing Dining Kitchen
- Two Additional First Floor Bedrooms and Four Piece Bathroom Suite
- Well Proportioned and well Stocked Enclosed Rear Garden
- Deceptive Accommodation along with Generous Garden Plot
- Entrance Hall with Stairs off to the First Floor
- Two Ground Floor Bedrooms and Shower/Wet Room
- Driveway with Off Parking and access to Integral Garage
- Oil Fired Central Heating System and Double Glazing

Offers In The Region Of £535,000



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Rosedene Main Street, Ellerker, Brough, East Yorkshire, HU15 2DH

Welcome to this charming extended detached dormer bungalow located on Main Street in the picturesque village of Ellerker, Brough. This lovely property boasts two spacious reception spaces, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

The property features two well-appointed bathrooms, ensuring convenience and comfort for all residents. Situated on a generous plot, this property offers extensive parking along with an integral garage, making it ideal for those with multiple cars or visitors.

Imagine the possibilities that this delightful dormer bungalow presents - from hosting gatherings in the inviting reception rooms to unwinding in the peaceful bedrooms, this home offers a perfect blend of comfort and style. Don't miss the opportunity to make this charming property in Ellerker your new home sweet home.

Location

The property is situated centrally within the village occupying a position on the Main Street. Ellerker being a renowned picturesque village located between the nearby villages of South Cave and Brough and being particularly convenient for access to the A63/M62 motorway network. Both Brough and South Cave offer a comprehensive range of local services and facilities, shops and schooling. Whilst Brough also offers a railway station which is on the main railway line.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation, radiator, wooden style flooring and access doors into the ground floor rooms off.

Lounge

11'11" x 17'11" (3.647m x 5.467m)

Window to the front elevation, space for feature inset fire, wooden style flooring and radiator.

Open Plan Dining Kitchen with Sitting Room

19'2" x 23'1" (5.852m x 7.049m)

Overlooking the rear garden can be found this spacious versatile open plan room. Designed to accommodate a kitchen area, dining area and sitting room space this lovely room offers light and quality throughout. The kitchen area is well fitted with a range of base and wall units with contrasting work surfaces over with single drainer sink unit. There is a separate island/breakfast bar area. Appliances of electric range style cooker with hood over, space for upright fridge freezer and built in dishwasher. Windows to the side and rear elevations along with French doors to the rear. Two wall mounted radiators and wooden style flooring.

Bedroom Three

13'5" x 11'0" (4.112m x 3.353m)

Double aspect with windows to the front and side elevations, radiator and wooden style flooring.

Bedroom Four

9'11" x 11'10" (3.035m x 3.630m)

Windows to the side and rear elevations, radiator and wooden style flooring.

Shower/Wet Room

8'4" x 6'0" (2.554m x 1.830m)

A well appointed suite of walk in wet room area with mains shower, tiled walls and flooring. Vanity unit with wash hand basin and WC. Window to the side elevation, towel rail radiator, extractor fan and tiling to remaining floor area.

First Floor Landing

Tiled effect flooring, radiator, store cupboard, picture window to the rear elevation and access into the rooms off.

Bedroom One

9'0" x 16'11" + access area (2.767m x 5.174m + access area)

Window to the rear elevation, radiator and range of wardrobes set into the entrance area with sliding doors.

Bedroom Two

12'1" x 17'1" max sizes (3.688m x 5.228m max sizes)

Window to the rear elevation, radiator and sloping ceiling profiles.



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Bathroom

11'2" x 9'9" (3.411m x 2.987m)

Fitted with four piece suite suite of tub style bath, shower cubicle, twin wash hand basins and WC. Window to the rear elevation, radiator and tiled effect flooring.

Garage

10'7" x 17'2" (3.237m x 5.245m)

An integral garage with electric front access door, plumbing for a washing machine, light, power and inner door to the kitchen area.

Outside

The property occupies a pleasant garden plot position within the heart of the village. A predominately blocked driveway provides extensive off road parking and access to the garage and main front entrance. The well established front garden stands behind a front boundary wall and features a variety of plants and shrubs. A real attraction of this property is surely the delightful enclosed rear garden. Laid to lawn with defined areas for entertaining with patio space, garden pond, summerhouse/store and outside oil central heating boiler with separate oil storage tank.

Energy Performance Certificate

The current energy rating on the property is D (60)

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number ELK030046000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



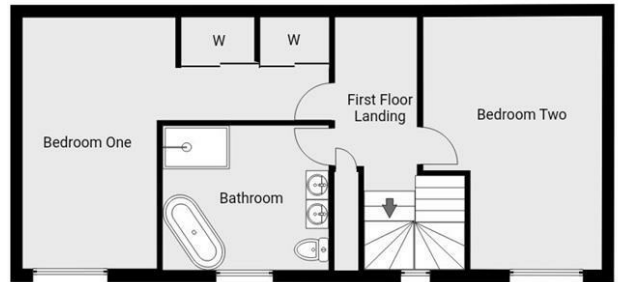
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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

60 77

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