



21 Beech Road, Elloughton HU15 1JX
Offers Over £300,000

- Attractive and homely true bungalow
- Well-proportioned with a great layout
- Beautiful rear garden
- Sought after location
- Excellent school catchment
- Off-street parking
- EPC - awaited

Situated in this extremely popular area of Elloughton, a superb well-proportioned and beautifully laid out true bungalow with a lovely homely feel. Benefiting from a generous sized and well tended garden, the property offers a flexibility of layout which will appeal to all buyers.

Three good sized bedrooms look out over the rear garden and the property benefits from an open plan dining kitchen and cosy living room.

LOCATION

Beech Road lies on the south side of this sought after village and is accessed off Main street which runs down from the centre of the village into Brough, Elloughton's close neighbour. This popular area is favoured for its broad selection of shops and services as well as its close proximity to the M62 and mainline railway.

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

16'1" x 13' max (4.90m x 3.96m max)

A T-shaped entrance hall with a timber front door with stained glass panel, and laminate flooring.

LIVING ROOM

15'9" x 13'2" (4.80m x 4.01m)

A well-proportioned living room with bay window to front elevation. A gas fire sits in a white Adam style fireplace with tiled back and hearth.

DINING KITCHEN

24'8" x 8'10" (7.52m x 2.69m)

Offering a generous range of wall and base storage units with laminate worksurfaces and ceramic tiled splashbacks. Oven and hob, stainless steel sink and drainer, windows to three aspects to create a light and bright atmosphere, door providing access to the side of the property and with a window to one side, laminate flooring in the dining area.

BEDROOM 1

12'9" x 10'6" (3.89m x 3.20m)

Window overlooking the garden and built-in wardrobes.

BEDROOM 2

9'10" x 9'10" (3.00m x 3.00m)

Window overlooking the garden and built-in wardrobes.

BEDROOM 3

9'9" x 8'11" (2.97m x 2.72m)

Window to rear elevation.

BATHROOM

8'10" x 7'10" max (2.69m x 2.39m max)

With a four piece sanitary suite comprising panelled bath, pedestal wash hand basin, close coupled WC and shower cubicle. Fully tiled walls, two windows to the side elevation and chrome heated towel rail.

OUTSIDE

The property is set back from the road with an easy to maintain and well tended garden to the front. The garden is laid under gravel with a generous amount of attractive planting. A drive leads up to the front of the property with additional parking on a gravelled area to one side. A timber gate provides access down the side of the property where there is a shed for storage and a wide area laid under pavers, which could be used as a seating area adjacent to the kitchen.

The rear garden is of a generous size for a property of this type and largely lawned. Well-stocked with plants, shrubs and ornamental trees, there is also an ornamental pond and an attractive seating area to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a modern gas condensing boiler.

DOUBLE GLAZING

The property benefits from majority uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and not exact. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.