



**QUICK & CLARKE**  
The Property Specialists

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**Clee Garth The Green, Old Ellerby HU11 5AL**  
Offers in the region of £450,000

- Beautifully Appointed
- Set in a Particularly Generous Plot
- High Quality Finish Throughout
- Spacious Extended Accommodation
- Master Bedroom with En-Suite
- 3/4 Bedrooms
- Three Reception Rooms
- Westerly & Southerly Gardens to the rear
- Excellent Parking & Double Garage
- Energy Rating - C

Comprehensively refurbished to a high specification by the current owners this beautifully appointed detached bungalow cannot fail to disappoint.

Set in a particularly generous plot with excellent parking facilities and a double garage, attractive gardens and well laid out, extended accommodation this is a must view property.

Beautifully appointed throughout and offering spacious accommodation and set in a generous garden plot along with a double garage and excellent parking, this truly is a must view property.

#### LOCATION

This property stands in a well-secluded plot which is positioned at the end of a small and varied residential cul-de-sac known as The Green, which leads off the main road running through the village.

Old Ellerby is a small rural village which has not been spoilt by overdevelopment. The village lies about 1 mile to the south of New Ellerby and is well placed for access to the city of Hull (about 9 miles to the city centre), the market town of Beverley (about 10 miles) and Hornsea (about 8 miles) on the East Yorkshire coast. The parish population of Ellerby (which incorporates both Old & New Ellerby) is 396 (1991 census). The parish has 2 public houses and a church.

#### ACCOMMODATION

The accommodation has been beautifully refurbished throughout by the current owners to a particularly high standard, has mains gas central heating via hot water radiators, uPVC double glazing, solid 'Oak' internal doors, and is arranged on one floor as follows:

#### CENTRAL HALL

5'9 x 16'9 (1.75m x 5.11m)  
With a uPVC composite door front entrance door and a matching side panel, a 33' inner hall leads off with a built-in storage cupboard and access hatch leading to the roof space with a folding loft ladder.

#### REAR LOUNGE

20' x 12' (6.10m x 3.66m)  
With patio doors leading to the rear garden and double doors to the dining room, a multi fuel stove set in a recess with a large timber mantle above which was reclaimed from the former Whitby Lifeboat House, ceiling cove and one central heating radiator.

#### DINING ROOM

9'10 x 12' (3.00m x 3.66m)  
With engineered oak flooring, ceiling cove, one central heating radiator and open square arch to:

#### GARDEN ROOM

12'4 x 15'3 (3.76m x 4.65m)  
With windows overlooking wrap-around gardens and double French doors leading to the garden, feature exposed reclaimed beams to the vaulted ceiling which provide a stunning feature within this room, oak engineered flooring and two central heating radiator.

#### BREAKFAST KITCHEN

9'10 x 16'3 (3.00m x 4.95m)  
With an extensive range of solid oak fitted base and wall units incorporating Spanish Quartz worksurfaces, conglomerate drainer and Belfast style sink, matching peninsula with breakfast bar, space for a Range style cooker with cooker hood over, integrated fridge freezer and Neff dishwasher, there is a pull out larder cupboard, and pull out corner carousels. There is ceramic tile flooring, downlighting to the ceiling and a feature column radiator.

#### UTILITY ROOM

9'10 x 5'2 (3.00m x 1.57m)  
Fitted base unit and worksurface with an inset sink unit and plumbing for an automatic washing machine, space for a tumble dryer, a wall-mounted modern central heating boiler, uPVC rear entrance door, ceramic tile flooring and one central heating radiator.

#### OFFICE (OR BED 4)

9'10" x 10'11" (3.00m x 3.33m)  
With engineered oak flooring and one central heating radiator.

#### MASTER BEDROOM

14'7 x 11' (4.45m x 3.35m)  
With one central heating radiator and doorway to:

#### EN-SUITE SHOWER ROOM

6'4 x 5'5 (1.93m x 1.65m)  
A modern suite comprising independent shower cubicle, low level WC, pedestal wash basin, full height tiling to the wall, downlighting to the ceiling, ceramic tiled flooring and a ladder radiator.

#### BEDROOM 2 (REAR)

9'11 x 11' (3.02m x 3.35m)  
With one central heating radiator.

#### BEDROOM 3 (REAR)

9'11 x 12' (3.02m x 3.66m)  
With a built in wardrobe and one central heating radiator.

#### BATHROOM/WC

9'3 x 10'11 overall (2.82m x 3.33m overall)  
A modern suite comprising a twin ended bath, independent shower cubicle with electric instant shower, pedestal wash basin, low level WC, full height tiling to the walls, ceramic tiled floor covering and a combined traditional style radiator and towel warmer.

#### OUTSIDE

The bungalow stands in a particularly generous plot with well thought out garden areas which benefit from southerly and westerly aspects and enjoy a great deal of privacy and seclusion.

To the front is a large block paved driveway and parking court which provides ample parking and leads to a double garage. There is a large, mainly lawned foregarden with mature hedgerow.

To the eastern side of the property is a useful storage area along with a timber built garden shed, and a greenhouse in front of a vegetable garden. A generous patio adjoins the immediate rear of the lounge with a raised lawn wrapping around the southern and western boundaries where there is an ornamental garden pond, rockery and a number of mature shrubs, fruit trees, hedgerow and a timber built summerhouse. There is a double outside electric socket on the wall of the garden room and a double electric socket in the summer house. There is also two outside taps (one at the kitchen and one round the back near the shed and greenhouse) and external lighting.

#### DOUBLE GARAGE

17'4 x 17'9 (5.28m x 5.41m)  
Automatic up & over main doors, power and light laid on.

#### SERVICES

All mains services are available or connected to the property.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band E.



Total area: approx. 185.4 sq. metres (1995.4 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. 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.