



**Main Street, Elloughton HU15 1JN**



**Welcome to**

**Main Street, Elloughton**

Lovely Home In Elloughton with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, 4 Bedrooms (master with en suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Double Garage! Book your viewing now!



### Entrance Porch

With door to the front

### Entrance Hall

With door to the front, storage cupboard, wall light points, 2 radiators, stairs to the first floor, and door to the rear.

### Cloakroom

With low level wc, wash hand basin and extractor fan.

### Lounge

12' 5" x 21' ( 3.78m x 6.40m )

With an open fire place with wooden surround, wall light points, 2 radiators, windows to the front and side and french style doors leading to the garden.

### Dining Room

13' 7" max x 13' 9" ( 4.14m max x 4.19m )

With open fire with a wooden surround, radiator and window to the front.

### Kitchen

11' 3" x 8' 8" ( 3.43m x 2.64m )

Fitted kitchen with a range of wall and base units, sink and drainer unit, work surfaces, tiled splash back, electric hob and electric oven, plumbing for a dishwasher and a window.

### Dining Area

10' 11" max x 10' 2" ( 3.33m max x 3.10m )

With feature log burner, radiator and double glazed window to the rear.

### Utility Room

12' 1" x 4' 8" ( 3.68m x 1.42m )

With a range of wall and base units, work surfaces, sink and drainer unit, plumbing for a washing machine, tiled splashback, radiator, storage cupboard housing central heating boiler, double glazed window to the side and door to the side.

### First Floor

#### Landing

With wall light points, coving to the ceiling, window to the front and loft access.

#### Bedroom 1

14' max x 14' ( 4.27m max x 4.27m )

With radiator and window to the front.

#### En Suite

With low level wc, wash hand basin, shower cubicle and shaver point.

#### Bedroom 2

12' 5" x 13' 8" ( 3.78m x 4.17m )

With radiator and window to the front.

#### Bedroom 3

13' 1" x 10' 3" ( 3.99m x 3.12m )

With radiator and windows to the rear and side.

#### Bedroom 4

12' to the rear of wardrobe x 10' 3" ( 3.66m to the rear of wardrobe x 3.12m )

With fitted wardrobe, feature fire surround, radiator and window to the rear.

#### Bathroom

With low level wc, wash hand basin, bath, spot light points and window to the rear.

### Outside

#### Front Garden

Gravelled side driveway providing off street parking.

#### Rear Garden

With paved patio area, lawned area, trees/ shrubs and brick wall to side.

#### Double Garage

Garage with double doors.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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## **Main Street, Elloughton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lovely Home For Sale In Elloughton
- 4 Bedrooms (Master With En Suite)

Tenure: Freehold EPC Rating: Awaited

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110474 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East  
Yorkshire, HU10 6BN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**