



Wold View, Ings Lane,
Ellerker, HU15 2DW
£470,000



ABOUT THE PROPERTY

A beautiful property filled with character, exudes timeless charm and elegance.

The original part of the property dates back to the late 1800's and boasts tasteful accommodation with traditional style fittings that seamlessly blend with the homes historic essence.

Picturesque generous gardens wrap around this charming property. To the front elevation the views down to the village green are enhanced by Ellerker's tranquil and idyllic setting. The light and airy reception rooms on the ground floor set a welcoming tone, while the first floor offers three spacious bedrooms and a family bathroom leading off a galleried landing. This unique opportunity allows potential buyers to either enjoy a ready-made family home or to recognize the scope and potential this property has to offer, once you add your own unique personal touches, then what a home you will have Wow!

The main benefit of this property is its sizeable plot with the potential to expand (subject to the relative planning approvals).

Tenure - Freehold
Council tax Band - E
Epc - E







Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

Upvc front door leads into the spacious reception hall with a large floor to ceiling feature window overlooking the rear garden, recessed cupboard, stripped wooden flooring and the open galleried landing above radiates light into the hallway.

CLOAKROOM

Suite comprising of wall mounted hand basin and low level Wc.

LIVING ROOM

A well presented sunny dual aspect spacious room with a feature recessed fireplace housing a wood burning stove set on a travertine hearth, a fitted built in bookcase to one corner with storage cupboards under and coving to the ceiling. Large side glazed patio doors give access to the private rear garden.

BREAKFAST KITCHEN

A lovely sized room with painted cottage style wall and floor units with complimentary laminate work surfaces incorporating a stainless steel sink unit which overlooks the front garden with views down to the village, electric fuelled Aga, space for dishwasher, washing machine and fridge freezer. There is decorative tiling and panelling to the walls, travertine flooring and a back door off. Extending into the..

DINING AREA

Spacious dining area with room for additional seating and a large dining table with feature bow window overlooking the garden.

FIRST FLOOR

GALLERIED LANDING

Extending to the master bedroom and family bathroom to one side, two further bedrooms on the other with additional storage cupboards with one housing the immersion water heating system.

MASTER BEDROOM

A fantastic light and airy spacious room with large window overlooking the garden.

BEDROOM TWO

Another lovely sized room with dual aspect windows.

BEDROOM THREE

A good sized double room to the front of the property.

FAMILY BATHROOM

A white traditional style four piece suite comprising of large corner shower enclosure with electric shower, free standing slipper bath with claw feet, low level Wc and pedestal hand basin. Two windows to the side elevation and vinyl flooring.

OUTSIDE

The property sits on a good sized corner plot with three distinctive areas to laze away the sunny days and enjoy al fresco dining. To the front of the property is a gravelled garden with decorative planting, feature brick boundary wall and front access gate. A side access gate gives access firstly to the boot room/utility which is a brick built structure immediately opposite the breakfast kitchen. having power and light. Leading on to the sunny rear garden which is laid predominantly to lawn with feature decorative shrubbery and trees with a lovely patio area beyond. Personnel door gives access into the garage and a further gate leads onto the driveway providing ample off street parking and double garage with power and light, up and over door. A further spacious garden area to the side of the property is laid mainly to lawn with a number of ornamental trees and a Skandi hut that could be converted into a home office or entertainment space.

ADDITIONAL INFORMATION

This property is situated in a conservation area.

*Broadband

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

*Mobile

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

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

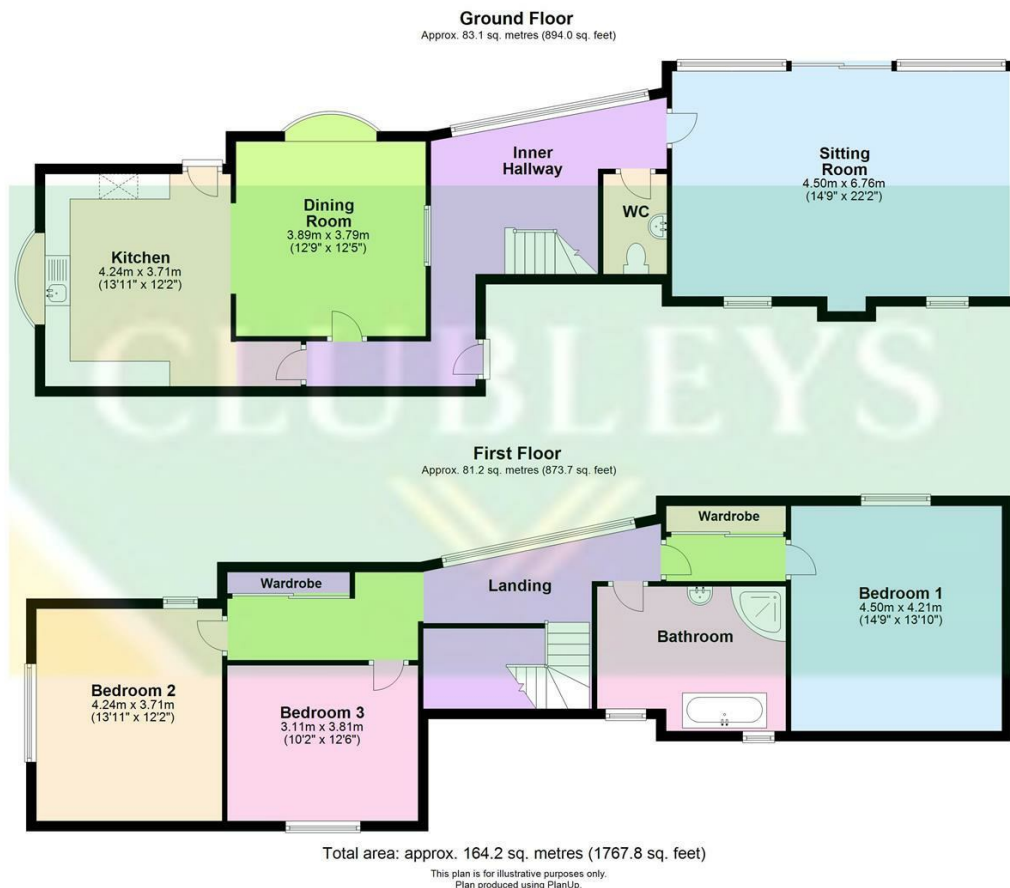
SERVICES

Mains electric, oil central heating and water.

APPLIANCES

No appliances have been tested by the Agent.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

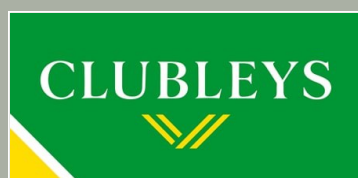
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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	43	74
EU Directive 2002/91/EC		

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.