



Wold View, Ings Lane,
Ellerker, HU15 2DW
Guide Price £458,000



ABOUT THE PROPERTY

****STAMP DUTY INCENTIVE - 50% PAID BY OUR SELLER (strictly subject to acceptable offer)****

A stunning detached home filled with character - Subject to planning there is scope for further expansion*

You will find this property in the picturesque village of Ellerker. Dating back to the late 1800s, the property showcases a harmonious blend of traditional style and modern comfort, making it an ideal family home.

As you approach the house, you are greeted by typically gardens that wrap around the property with a typically 'english country garden' feel, providing a tranquil outdoor space. The front elevation offers lovely views down towards the village green, enhancing the peaceful atmosphere of this idyllic setting.

Ground floor features two light & airy reception rooms perfect for both relaxation and entertaining. Whilst to the First floor three spacious bedrooms, each offering ample natural light and comfort, a family bathroom that leads off a charming galleried landing with full length picture window overlooking the gardens.

This is the perfect opportunity for potential buyers to either move in and enjoy the ready-made family home or to explore the possibilities of personalising the space to suit their tastes. With its timeless charm and elegant features, this house is not just a place to live, but a canvas for your imagination. Embrace the chance to create a truly remarkable home in this enchanting location.

Call: 01482 662211 view today - don't delay.







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.

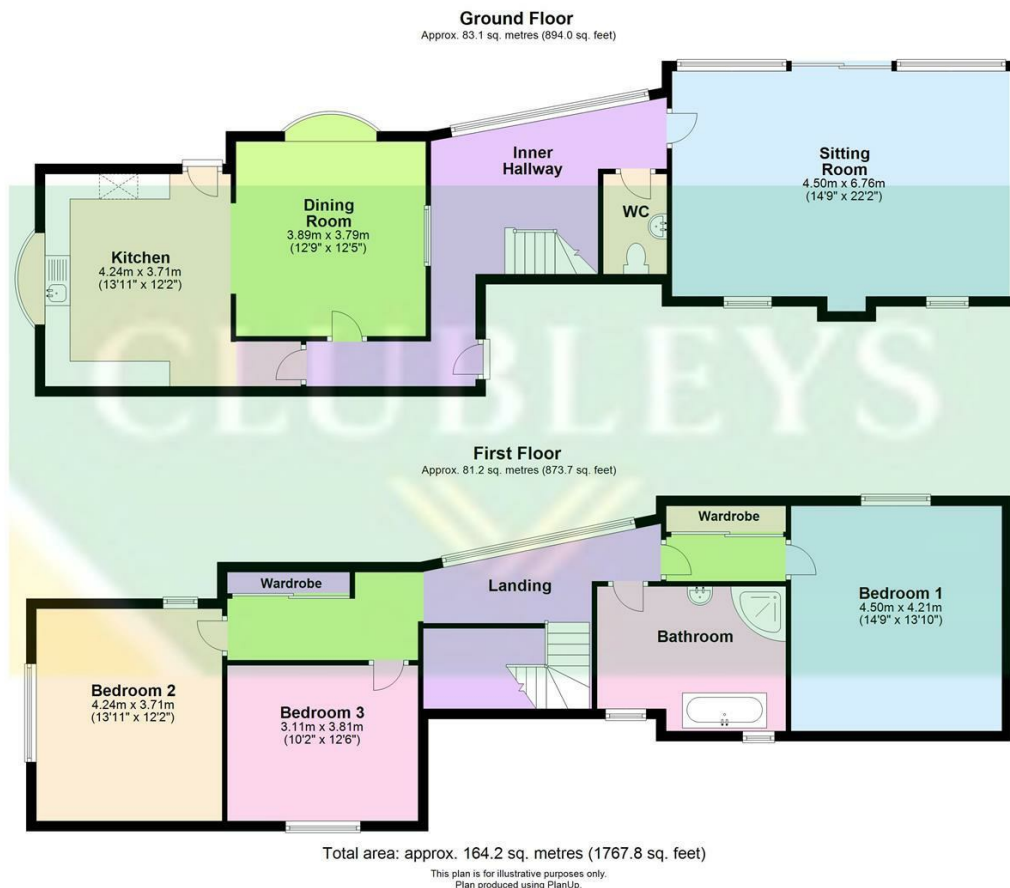
SERVICES

Mains electric, oil central heating and water.

APPLIANCES

No appliances have been tested by the Agent.





VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

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

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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.

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.



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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		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.