



77, Beech Road,
Elloughton, HU15 1JY
Chain Free £250,000



A semi detached family home located in the charming village of Elloughton. This spacious property has been thoughtfully altered and extended, creating a light and spacious environment ideal for family life.

Upon entering, you will find a generous entrance hall that leads to a large lounge/dining room.. The extended sun room invites an abundance of natural light, providing a serene space to relax and unwind. PROPERTY BENEFITS FROM NEWLY FITTED KITCHEN AND NEW BOILER.

The first floor boasts three good-sized bedrooms, each offering ample space, a family bathroom completes this level, ensuring convenience for all.

Outside, the property features both front and rear gardens, a driveway offers additional parking, complemented by a garage for further storage or vehicle accommodation.

Situated in a picturesque location close to Elloughton Dale, residents can enjoy leisurely walks and cycling in the surrounding countryside. This property is offered with vacant possession, making it an ideal choice for those looking to move in without delay. Viewing is highly recommended to fully appreciate the charm and potential of this wonderful family home.

Council Tax Band: C



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES:

GROUND FLOOR:

ENTRANCE HALLWAY

5.33 x 1.80 (17'5" x 5'10")

UPVC door & oval glazed panel, two side glazed panels, LVT flooring, stairs leading to first floor - understairs storage cupboard. radiator.

LOUNGE/DINING ROOM

6.95 x 3.70 (22'9" x 12'1")

UPVC bay window to front aspect. Electric fire and surround, two radiators, two ceiling pendant lights. two internal doors booth leading into hallway.

KITCHEN

4.08 x 2.64 (13'4" x 8'7")

UPVC double glazed window to rear aspect. A range of base and wall mounted modern units with wood effect worktops. Stainless steel sink drainer and mixer tap. Integrated electric oven and hob, extractor hood over, plumbed for washer, breakfast bar area, radiator, two pendant light fittings, opens into...

SUN ROOM

3.64 x 2.84 (11'11" x 9'3")

UPVC double glazed windows to rear aspect and door to side aspect, LVT flooring, down lights.

CLOAKROOM

1.39 x 0.83 (4'6" x 2'8")

UPVC double glazed window to side elevation, low level WC, corner wash hand basin, heated towel rail, LVT flooring, pendant light fitting.

LANDING

2.50 x 1.79 (8'2" x 5'10")

UPVC double glazed window to side elevation, loft access and storage cupboard, doors leading to...

BATHROOM

2.39 x 1.62 (7'10" x 5'3")

UPVC double glazed window to rear elevation, white suite comprising: panel bath with shower over and mixer taps, vanity units with surface mounted wash hand basin, concealed low level WC, heated towel rail, fully tiled, extractor fan and pendant light fitting.

BEDROOM ONE

3.63 x 2.57 (11'10" x 8'5")

UPVC double glazed window to front elevation, radiator.

BEDROOM TWO

3.02 x 2.57 (9'10" x 8'5")

UPVC double glazed window to rear elevation, radiator, built in wardrobes.

BEDROOM THREE

2.55 x 2.43 (8'4" x 7'11")

UPVC double glazed window to front elevation, radiator, built in wardrobes.

OUTSIDE - REAR

Extensive lawned garden to rear aspect with mature trees and shrubs, raised beds, timber high level boundary fence, gated access to side, leading to single garage and paved and gravelled driveway.

OUTSIDE FRONT

Low level hedge to front boundary, gravelled low maintenance front garden with established shrubs and plants.

ADDITIONAL INFORMATION

EPC - RATING C

COUNCIL TAX - Band C

*Broad 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 to you. Details can be found on our website.

SERVICES

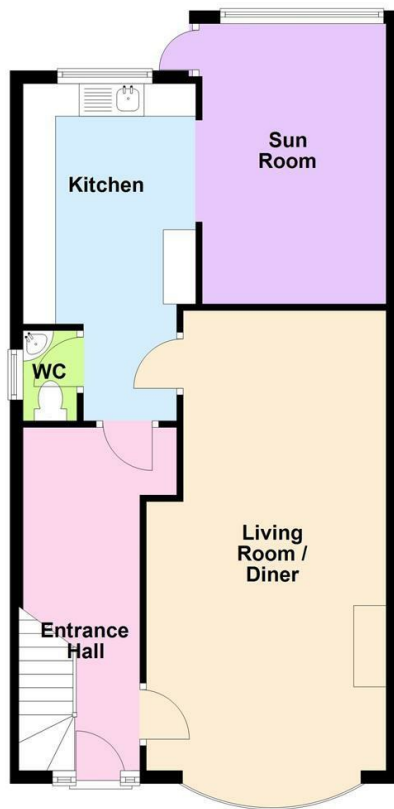
Mains gas, electricity, water and drainage are connected.

APPLIANCES

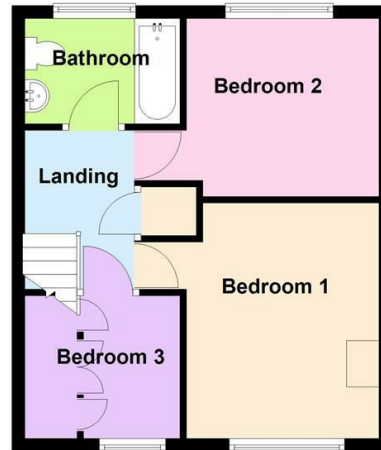
None of the appliances have been tested by the agent.



Ground Floor



First Floor



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

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>

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.

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 | | |
| | 74 | 86 |
| England & Wales | | EU Directive 2002/91/EC |

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.