

96, Beech Road,
Elloughton, HU15 1JY
£245,000



ABOUT THE PROPERTY

This modern semi detached house on Beech Road presents an excellent opportunity to acquire a beautiful family home, ready to move into. The property boasts open plan living/dining room with French doors leading to rear garden. Three good sized bedrooms and family bathroom.

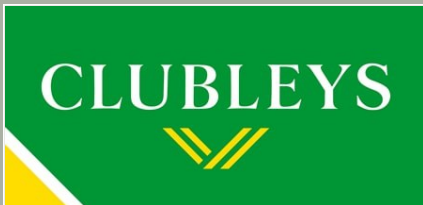
The house features a contemporary design, ensuring that it meets the needs of modern living while still offering comfortable living spaces. The wow factor of this property is the "on trend" kitchen, with views looking out onto the garden, which is a blank canvas, ready for anyone looking to utilise outdoor living as a feature.

Situated in a sought-after neighbourhood, this property benefits all the local amenities, schools, and parks on your doorstep. The surrounding area is known for its picturesque landscapes and scenic walks, perfect for those who appreciate nature and outdoor activities. Easy access onto A63/M62.

This is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this house offers a wonderful opportunity to enjoy a modern lifestyle in this quiet setting. Don't miss the chance to make this delightful home your own.







Tenure: Freehold
East Riding Of Yorkshire Council
Band: C

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALLWAY

1.80 x 3.59 (5'10" x 11'9")

UPVC double glazed, half glazed door and side panels to front aspect, wooden flooring, understairs storage cupboard, radiator x 1, downlights, stairs off and door leading to...

MODERN FITTED KITCHEN

6.01 x 2.60 (19'8" x 8'6")

Beautiful range of high gloss base, floor and wall units, composite one and half bowl sink with drainer and mixer taps. UPVC double glazed window to rear and side elevation, with half glazed door to side elevation. Two windows to side elevation and rear elevation. Concealed counter lighting, upstands and contrasting worktops. Space for American style fridge/freezer, induction hob, electric oven with extractor fan over. Integrated appliances to include dishwasher & washing machine. Quooker instant hot water tap. Kick-board lighting, downlights, vinyl flooring.

LOUNGE/DINING ROOM

6.70 x 3.67 max (into living room) (21'11" x 12'0" max (into living room))

UPVC window to front. Feature log effect electric fire to chimney breast with decorative niches to recess with lighting. 2x wall lights, coving, 2x single pendant light fitting. Two radiators, french doors leading out the to rear aspect with side panels.

LANDING

Loft hatch, UPVC window to side elevation, downlights, coving. storage cupboard housing boiler.

FAMILY BATHROOM

2.39 x 1.65 (7'10" x 5'4")

Modern fully tiled three piece suite with panel bath and mains fed shower over with glazed shower screen, vanity wash hand basin and concealed WC. radiator, downlights, towel hanging rail and shelf.

BEDROOM ONE

3.69 x 3.25 (12'1" x 10'7")

Good size room with a range of L-shaped wardrobes and vanity/dressing table. Window to front elevation, single pendant light fitting, radiator.

BEDROOM TWO

3.05m 1.83m x 3.05m (10' 6" x 10'0")

Window to rear elevation, radiator and single pendant light fitting.

BEDROOM THREE

2.52 x 2.25 (8'3" x 7'4")

Window to front elevation, radiator, single pendant light fitted.

OUTSIDE (FRONT & REAR)

To the rear the property is mainly laid to lawn with timber fencing to one boundary and low level brick boundary wall to the other side. Block paved patio area adjacent to the property with additional round block paved decorative feature and gravelled borders for ease. A range of mature trees, shrubs, plants and flowers. Shed.

To the front a block paved driveway leads to a brick garage with up and over door, covered carport, outside power & lighting - lawned area.

ADDITIONAL INFORMATION

*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

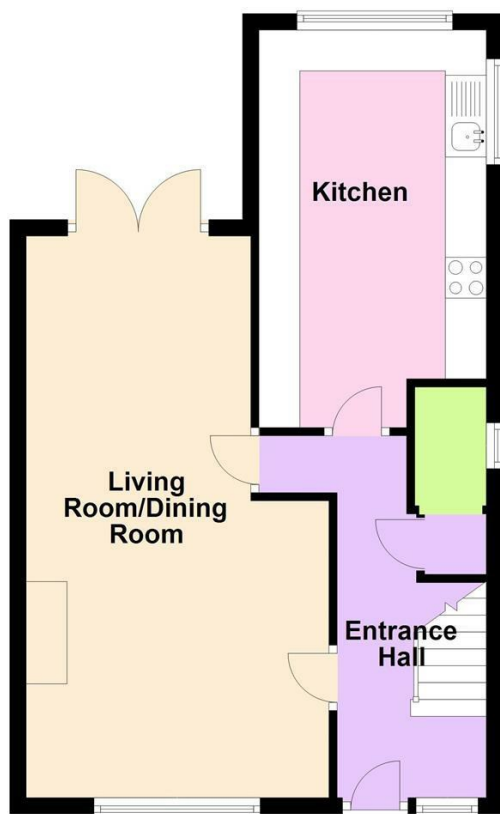
Mains water, gas, electricity and drainage.

APPLIANCES

Please be advised that none of the appliances have been checked by the selling agent.



Ground Floor



First Floor



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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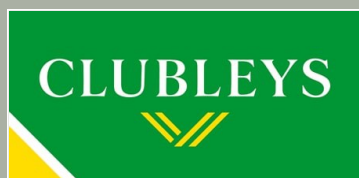
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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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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.

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	72	83
EU Directive 2002/91/EC		