



6, Harland Road,
Elloughton, HU15 1JT
£245,000



ABOUT THE PROPERTY

****NO CHAIN****

This delightful three-bedroom semi-detached house with open plan layout is located on Harland Road, Elloughton. It offers a beautiful family home, lovingly renovated to a high standard with an impressive breakfast kitchen.

Upon your entrance, you are warmly welcomed by a spacious entrance hallway, with stairs leading to the first floor, comprising an understairs cloakroom containing a conveniently accessible WC. The hall opens into a cosy lounge, perfect for relaxation, flowing fluently into the breakfast kitchen, open plan with dining area, which is both functional and inviting. This provides an excellent space for family meals and entertaining guests.

Consisting of three generously sized bedrooms, this property ensures the necessary constituents for personalisation and creation. Across from the third bedroom is a modern shower room which completes the accommodation, catering to all your daily needs.

The property benefits from gas-fired central heating and uPVC framed double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the front garden is well-kept, while a side drive provides convenient access to the garage, closely complimented by the south-facing rear garden, with an area of sun hit green that offers a perfect space for children to play or for gardening enthusiasts to indulge their passion.

This property is not just a house; it is a home that promises comfort, convenience, and a lovely outdoor space to enjoy. With its desirable location in Elloughton, it is well-positioned for local amenities and transport links, making it a fantastic opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming property your own.

EPC: C







Tenure: Freehold
East Riding Of Yorkshire
Band: C

ACCOMODATION COMPRISES

Residential entrance door to hall.

GROUND FLOOR

ENTRANCE HALL

Residential entrance door to hall, stairs leading to first floor off downstairs WC in cloakroom.

DOWNSTAIRS CLOAKROOM

With low level WC, vanity wash basin with tiled splashback, heated towel rail and understairs storage cupboard.

LOUNGE

3.58m x 3.68m (11'8" x 12'0")

Feature fire in living room/lounge with living flame electric fire. Wide bow window to front elevation, open plan to dining area and breakfast kitchen, LVT flooring throughout the ground floor.

BREAKFAST KITCHEN/DINING ROOM

3.13m x 5.59m (10'3" x 18'4")

Patio doors and window to rear aspect, lead to rear garden, has a range of fitted base and wall mounted shaker style units with wood effect work tops, wall mounted double oven/microwave, hob, extractor hood. Composite sink unit with mixer taps, tiled splash backs, down lights. External access to side drive and window over-looking the rear garden.

FIRST FLOOR

Stairs to...

LANDING

Window to side elevation, cupboard. Loft access.

BATHROOM

With suite comprising low level WC, vanity wash basin, with light up mirror over, bath with rain head and pull shower head, glass folding shower screen ,tilling to the walls and floor, heated towel rail.

BEDROOM ONE

3.58m x 3.25m (11'8" x 10'7")

With fitted furniture comprising a range of wardrobes and drawers, window to front elevation.

BEDROOM TWO

2.6m x 3.11m (8'6" x 10'2")

Up to fitted wardrobes running to one wall. Window to rear elevation.

BEDROOM THREE

2.5m x 2.27m (8'2" x 7'5")

Window to front elevation.

OUTSIDE (Front & Rear)

A garden area extends to the front adjacent to which a driveway provides ample parking for multiple vehicles to the front/side of the property and leads onwards to the single garage. With additional two car parking to front of the property. This south facing rear garden incorporates a paved patio running directly to the rear of the house with lawn beyond. There is a further extensive paved patio area to the rear which enjoys a sunny aspect later in the day. There are well established shrub borders and high level timber fencing.

ADDITIONAL INFORMATION

Freehold

Council tax band - From a verbal enquiry we are led to believe that the council tax band for this property is band C. We would recommend a purchaser make their own enquiries to verify this.

EPC - C

*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

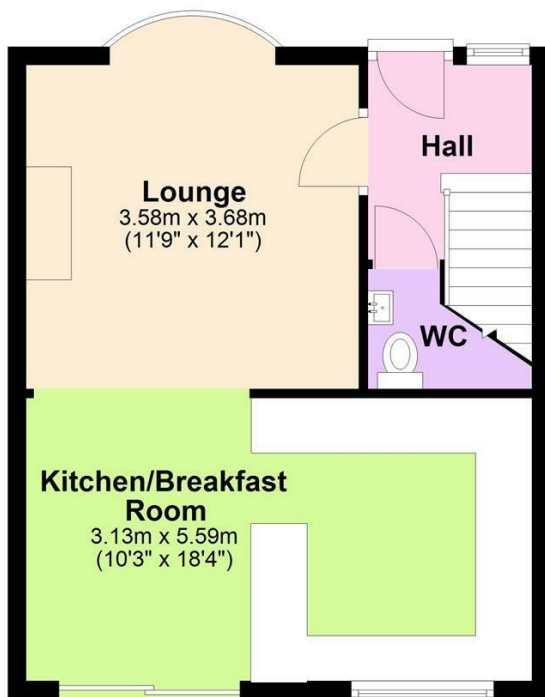
Mains, gas, electricity, water and drainage are connected.

APPLIANCES

None of the appliances have been tested by the 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>

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.

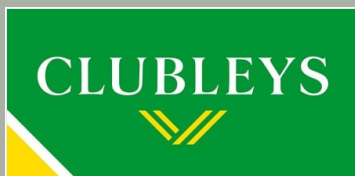
MORTGAGES

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.

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		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.