

20, Chantreys Drive,
Elloughton, HU15 1LH
£325,000



ABOUT THE PROPERTY

Located in the popular area of Elloughton, Brough, this lovingly maintained property on Chantreys Drive offers a perfect blend of space, comfort and convenience. The property is situated in a peaceful popular neighbourhood, making it an ideal forever family home.

As you approach the bungalow, you will be greeted by a well-maintained exterior and inside the spacious layout provides ample living space filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped with plenty of storage and workspace. A further spacious dining room overlooks the charming rear garden. The bedrooms are generously sized and well fitted out, whilst the bathroom is well-appointed with a separate cloakroom.

Outside, the garden is a lovely feature of the property, whether you wish to cultivate a garden or create a space for children to play, the possibilities are endless.

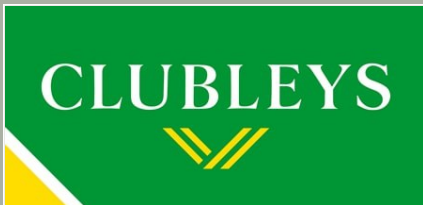
Chantreys Drive is conveniently positioned close to local amenities, including shops, schools, and parks, with excellent transport links, you can easily access nearby towns and cities.

Don't miss the chance to make this charming bungalow your own.

Tenure - Freehold
Council tax Band - D
EPC - TBC







Tenure: Freehold

Band:

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Double glazed entrance door with side glazed panels gives access into the entrance hall with storage units, dado rail and spotlights. Access off to all the rooms with three further recessed cupboards, one housing the boiler.

LIVING/DINING ROOM

6.08 (max) x 4.43 (19'11" (max) x 14'6")

Spacious dual aspect room to front elevation with feature bay window, fireplace with marble effect inset and hearth housing coal effect fire. Ceiling, coving.

KITCHEN

3.16 x 2.62 (10'4" x 8'7")

Light wood effect wall and floor units with complimentary work surfaces incorporating stainless steel sink unit, split level oven, four ring electric hob with concealed extractor over, integrated washing machine and fridge freezer. Back door off.

DINING ROOM/FURTHER BEDROOM

6.11 x 3.29 (20'0" x 10'9")

Generous sized room to the rear of the property with bay window and patio doors off into the rear garden. Ceiling coving.

BEDROOM ONE

4.23 (max) x 3.04 (13'10" (max) x 9'11")

To the rear elevation a spacious room with a range of fitted furniture including wardrobes, floor units and drawers.

BEDROOM TWO

2.61 x 2.49 (8'6" x 8'2")

To the side elevation with fitted wardrobes & mirrored sliding doors.

BATHROOM

1.77 x 1.66 (5'9" x 5'5")

Suite comprising of low level WC, vanity sink unit with storage under and corner shower cubicle with wet walling. Fitted wall unit with lighting, tiled flooring, large ladder radiator and ceiling spotlights.

CLOAKROOM

Comprising of low level WC and wall mounted wash hand basin, tiling to the walls and floor.

OUTSIDE

To the side of the property you will find a long side

driveway providing ample off street parking leading to the garage with roller door. To the front there is a large lawned area with decorative landscaping. Two side gates either side of the property give access to the side and rear. To one side is a gravelled area for ease of maintenance. The rear of the property is laid mainly to lawn with a large patio area adjacent to the property with an abundance of mature planting to the borders. Personnel door into the garage.

ADDITIONAL INFORMATION

Please note: We understand that the property has been affected by sulphate (sulphur) attack, a condition associated with materials used during construction in the 1980s. Buyers are advised to make their own enquiries and obtain a structural report prior to purchase.

*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

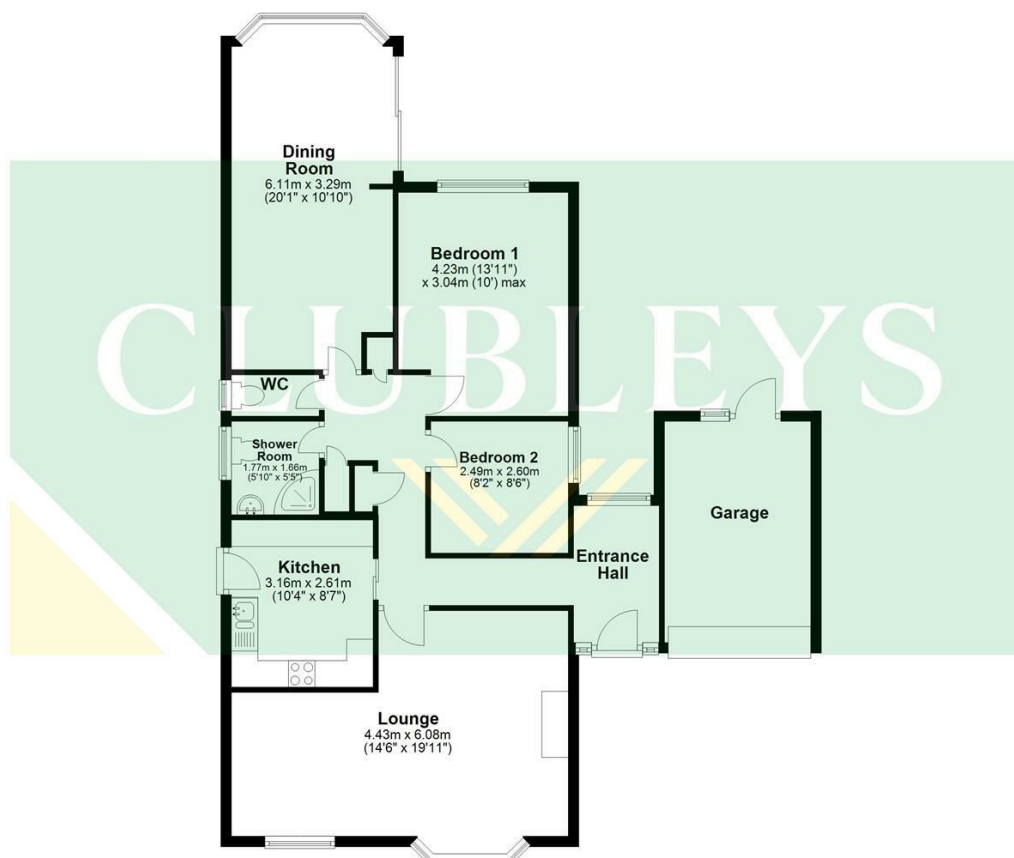
Mains drains, water, gas and electricity.

APPLIANCES

None of the appliances have been tested by the agents.



Ground 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.

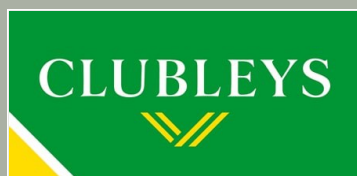
MORTGAGES

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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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.

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		EU Directive 2002/91/EC	