

12, Drovers Rise,  
Elloughton, HU15 1LN  
£465,000

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## ABOUT THE PROPERTY

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Situated in one of Elloughton's most sought-after and premium locations, this attractive family home forms part of a small, exclusive development tucked away on a quiet cul-de-sac. Enjoyed by the previous owners for many years, the property now offers an exciting opportunity for a new buyer to enhance and personalise a well-proportioned home.

The accommodation includes an inviting entrance hall leading to the reception rooms, a downstairs cloakroom, kitchen and a rear conservatory overlooking the garden. To the first floor are four good-sized bedrooms, including a master bedroom with en-suite, along with a family bathroom.

Externally, a private driveway provides ample off-street parking and access to the garage, while the spacious rear garden is a particular highlight, offering an excellent space for outdoor entertaining and further potential for extension, subject to the usual permissions. A superb home in a prime Elloughton setting, ideal for those seeking space, privacy and future potential.

Council Tax Band - F

Tenure - Freehold

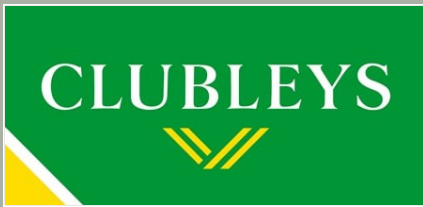
EPC RATING - D











Tenure: Freehold  
East Riding of Yorkshire Council  
Band: F

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door gives access to the spacious hallway, with stairs off to the first floor and personnel door into the garage.

### CLOAKROOM

Suite comprising of low level WC and vanity sink unit with tiled splashback.

### LIVING ROOM

This fantastic space has views over the rear garden - Boasts a feature fireplace with marble effect inset and hearth housing coal effect fire, Tv point and coved ceiling. Extending to a further seating area with deep bay window. Sliding doors to the side give access to the conservatory.

### SITTING ROOM/OFFICE

To the front elevation.

### DINING ROOM

The generous sized dining room has patio doors giving access to the conservatory.

### DINING KITCHEN

Accessed from the hallway this spacious dining kitchen has an excellent range of solid wood wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, five ring gas hob with concealed extractor over, split level oven, integrated dish washer and fridge freezer. Tiled floor and walls, recessed spotlights, space for a good sized dining table, and back door off. Further door giving access to..

### UTILITY ROOM

To the front elevation with a range of wood effect wall and floor units with complimentary work surfaces, stainless steel sink unit and space for washing machine.

### CONSERVATORY

Accessed from both the dining room and living room this lovely part brick conservatory has views to the rear garden with double doors off, tiled floor and ceiling fan.

## FIRST FLOOR

### LANDING

Split level landing with hatch to loft space.

### MASTER BEDROOM

This superb master suite to the front elevation is generous in size with mirrored sliding triple wardrobes, two further recessed storage cupboards, recessed spotlights and a large dressing area. Door giving access to the master en suite bathroom.

### MASTER EN SUITE BATHROOM

The well maintained suite comprises a low level WC,

pedestal wash hand basin, corner shower cubicle with mains fed shower and a panelled bath. With tiling to walls, recessed spotlights and shaver point.

### BEDROOM TWO

A fabulous sized double room to the front elevation.

### BEDROOM THREE

Double room to the rear elevation.

### BEDROOM FOUR

A lovely sized double room to the rear elevation.

### FAMILY BATHROOM

Modern suite comprises of a low level WC, pedestal wash hand basin, corner shower cubicle with mains fed shower and a panelled bath. With tiling to the walls, recessed spotlights and wall mounted ladder radiator.

## OUTSIDE

The front of the property has quite an extensive well maintained lawned area with a driveway leading to the double garage with electronic automated door. A paved pathway leads to the property and the side access gate. To the rear the garden has been lovingly maintained with a large lawned area and mature decorative planting to the borders. A raised paved patio runs adjacent and to the side steps down to the lawn.

## 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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

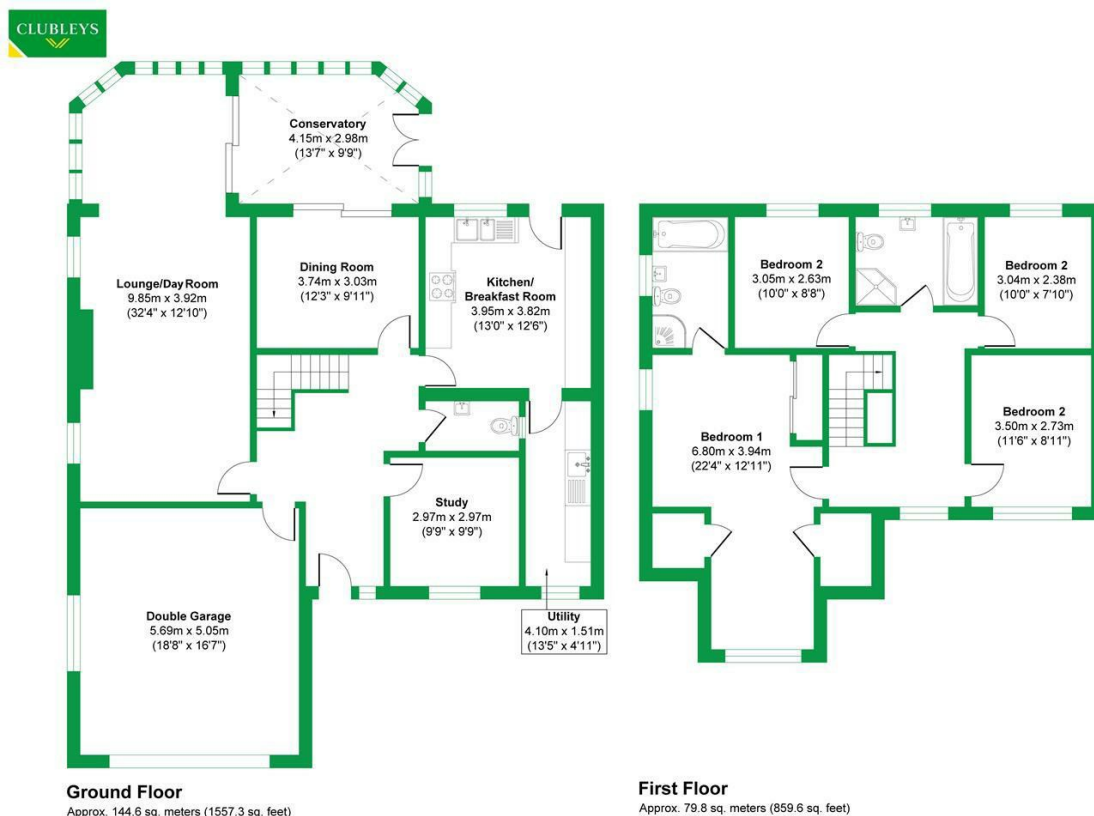
Mains drains, water, gas and electricity.

## APPLIANCES

None of the appliances have been tested by the agents.







#### 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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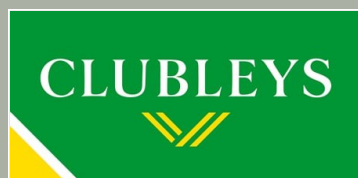
#### MORTGAGES

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](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.