



Beech Road, Elloughton, HU15 1JY  
£300,000

Philip  
**Bannister**  
Estate & Letting Agents

# Beech Road, Elloughton, HU15 1JY

NO CHAIN - This vastly extended detached bungalow offers versatile accommodation which is situated on a corner plot and enjoys a private southerly aspect to the rear. The property offers 3 bedrooms within the original bungalow, a large extension to the rear provides a great deal of flexibility with a further bedroom/office and a sitting room. A large lounge/diner overlooks the rear garden in addition to a kitchen, shower room and a separate WC. Externally there are gardens to the side and rear, extensive off street parking and a garage.

## Key Features

- NO CHAIN
- Vastly Extended Detached Bungalow
- Versatile Layout
- 4 Bedrooms
- 2 Reception Rooms
- Southerly Rear Garden
- Extensive Driveway Parking
- Garage
- ER-C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	
EU Directive 2002/91/EC	
England & Wales	





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via the side of the property, with two built-in cupboard

#### CLOAKROOM/WC

Fitted with a WC, tiled walls and a window to the side elevation

#### SHOWER ROOM

Fitted with a two piece suite incorporating a wash basin and shower enclosure. There are tiled walls and a window to the side elevation

#### BEDROOM 1

13'11 x 9'8 (4.24m x 2.95m)

A spacious double bedroom with fitted wardrobes and built in storage cupboard. There is a window to the front elevation

#### BEDROOM 2

10'10 x 8'9 (3.30m x 2.67m)

A second double bedroom with built in storage. There is a window to the front elevation

#### BEDROOM 3

7'6 x 8'4 (2.29m x 2.54m)

A third bedroom with a window to the side elevation

#### LOUNGE/DINER

18'1 x 11'7 extending to 20'11 (5.51m x 3.53m extending to 6.38m)

A spacious "L" shaped lounge/diner with ample space for both living and dining suites. There is an exposed brick chimney breast, windows to the side and rear elevation with views over the gardens

## KITCHEN

8'5 x 8'11 (2.57m x 2.72m)

The kitchen features a range of wall and base units which are mounted with complementary work surfaces beneath a tiled splashbacks. There is a stainless steel sink unit, fitted oven/grill, extractor hood, space and plumbing for an automatic washing machine. Opening to a side entrance

#### LOBBY

Linking the kitchen to the sitting room, with a door opening to the garden

#### SITTING ROOM

14'4 max x 14'11 max (4.37m max x 4.55m max)

A spacious sitting room with sliding patio doors which open to the rear garden

#### BEDROOM 4/OFFICE

8'11 x 14'4 (2.72m x 4.37m)

A versatile space which can be used as a fourth bedroom or office amongst others

## OUTSIDE

### FRONT

To the front of the property there is extensive off street parking with a large paved driveway which leads to a garage. A curved raised planting bed has a range of established plants

### SIDE AND REAR

The rear garden enjoys a southerly aspect and offers excellent privacy. The garden has been landscaped for ease of maintenance with a patio adjoining the property, gravelled areas with various planting beds. A set of steps lead up to a garden pond and there is a potting shed to the rear of the property. The side garden is laid to lawn and there is a timber shed

## GARAGE

A carport leads to a single garage with double doors, light and power supply

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is



at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING?**

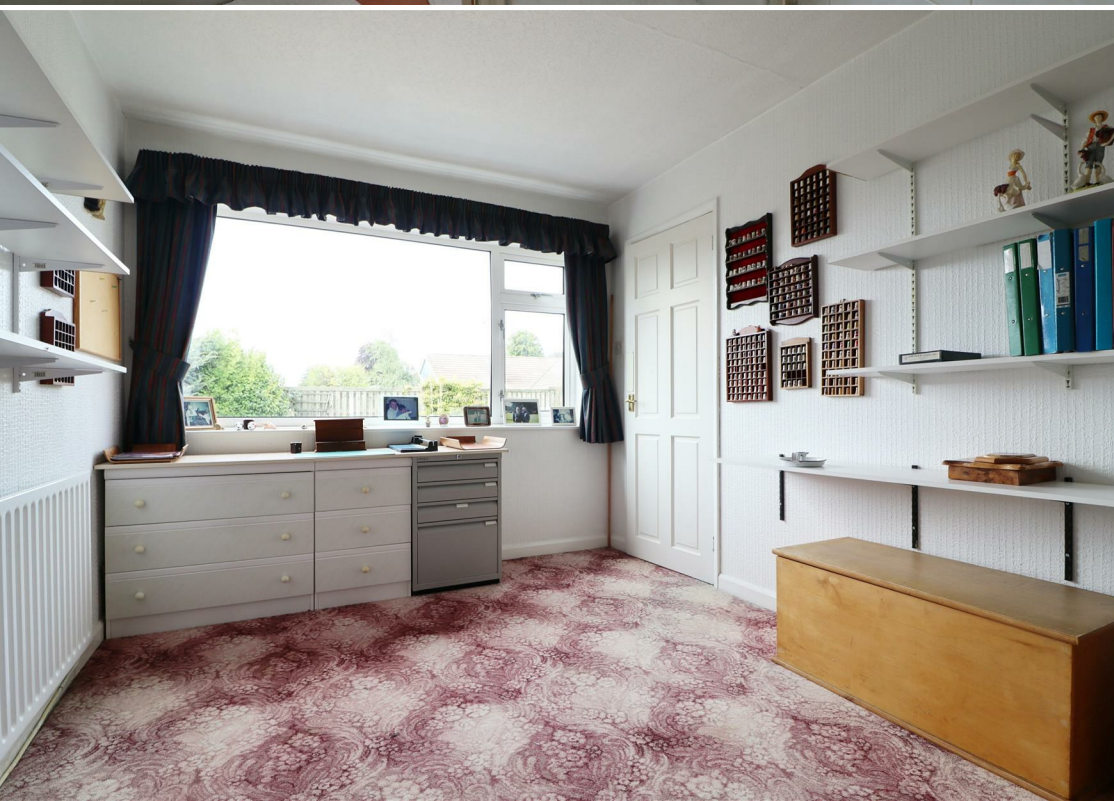
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENT NOTES.**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

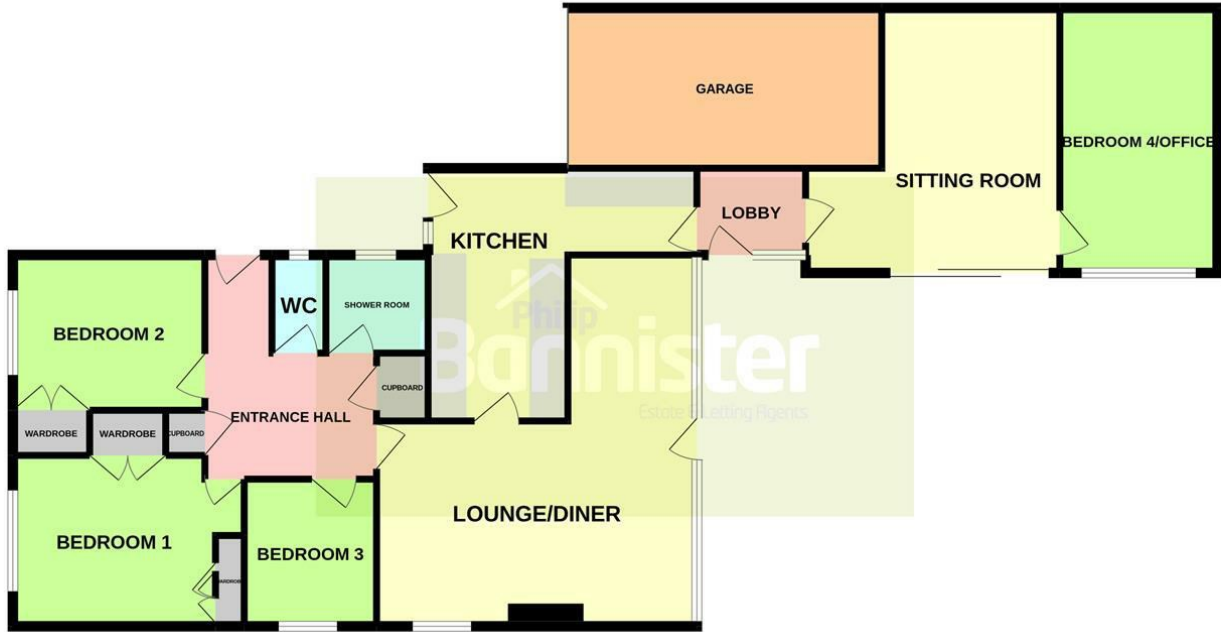
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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