



Lastingham, Elloughton, HU15 1SN  
Offers Over £240,000

Philip  
**Bannister**  
Estate & Letting Agents



# Lastingham, Elloughton, HU15 1SN

A fabulous 3 double bedroom end-terrace house, located within a popular cul-de-sac in a sought-after location. The property boasts a spacious open plan lounge diner with a modern kitchen off, while the part-converted garage provides a useful office space, catering to your work-from-home needs. The master bedroom impresses with a contemporary en-suite, and a family bathroom serves the additional bedrooms with style and functionality. Outside, an attractive low maintenance part walled rear garden creates a serene setting for outdoor activities with the added benefit of driveway parking to the front.

## Key Features

- Superb Family Home
- 3 Double Bedrooms
- Contemporary En-Suite + House Bathroom
- Open Plan Lounge Diner
- Modern Fitted Kitchen
- Additional Office Space
- Attractive Part Walled Garden
- Driveway Parking
- Cul-De-Sac Location
- ER - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		90
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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	







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE LOBBY

Accessed through a residential entrance door, with internal door to:

#### LOUNGE DINER

23'3 x 10'8 max (7.09m x 3.25m max)

A spacious and dual aspect reception room with dedicated areas for living and dining suites. A staircase leads to the first floor and a pair of French doors open to the rear garden.

#### KITCHEN

9'8 x 7' + recess (2.95m x 2.13m + recess)

The fitted kitchen features a range of wall and base units with contrasting worksurfaces and tiled splashbacks. There is a stainless steel sink unit beneath a window to the rear elevation, integral appliances include an oven, hob, extractor, fridge freezer and space for a washing machine. A door leads to the rear garden, there is a tiled floor and a cupboard beneath the staircase. Internal door leads to:

#### OFFICE SPACE

Forming part of the original garage is this useful and versatile office space.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation, built-in airing cupboard and a loft hatch.

### BEDROOM 1

14'3 x 7'11 (4.34m x 2.41m)

A double bedroom with a window to the rear elevation. Access to en-suite facilities.

#### EN-SUITE

7'3 x 5'5 (2.21m x 1.65m)

A contemporary en-suite which is fitted with a three piece suite comprising WC, wash basin and a corner shower enclosure. There is tiling to the walls, a chrome heated towel rail and a window to the rear.

### BEDROOM 2

8'8 x 10'4 (2.64m x 3.15m)

A second double bedroom with a window to the front elevation.

### BEDROOM 3

8'8 x 8'10 (2.64m x 2.69m)

A further double bedroom with a window to the front elevation.

### BATHROOM

5'6 x 7'1 (1.68m x 2.16m)

The house bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with shower over. There is partial tiling and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled garden area with hedging to the perimeter.

#### REAR

The part walled rear garden enjoys a pleasant outlook, designed for low maintenance with an artificial lawn, two block paved patio areas for seating and some gravelled borders.

### DRIVEWAY

The extended driveway provides off street parking for two vehicles.

### 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 C. (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 in-house 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



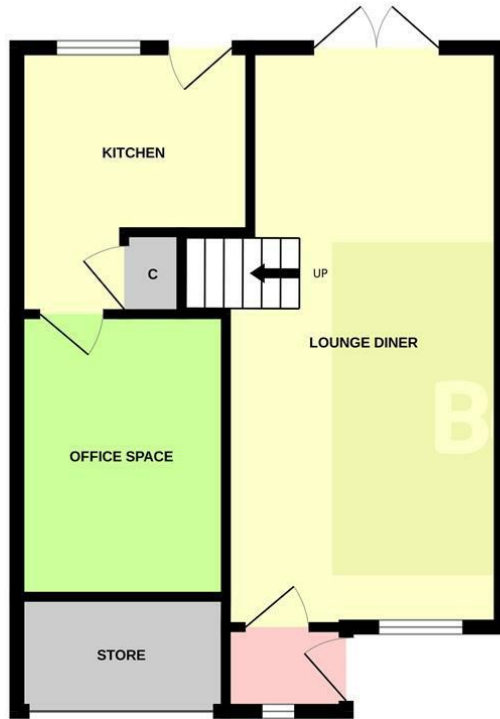




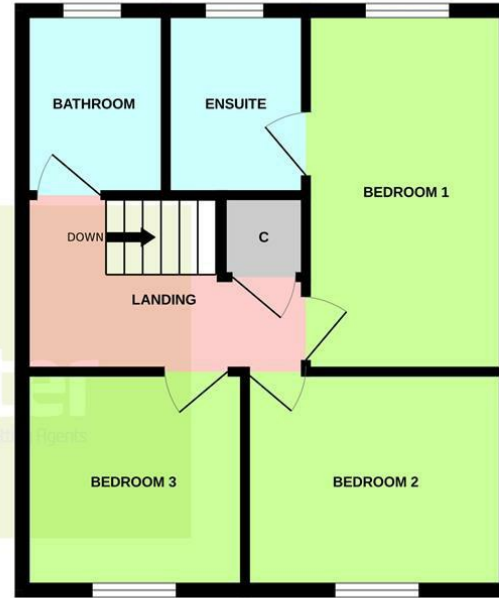




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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