



St. Marys Close, Elloughton, HU15 1JF  
£335,000

Philip  
**Bannister**  
Estate & Letting Agents



# St. Marys Close, Elloughton, HU15 1JF

## Key Features

- NO CHAIN
- Versatile Detached Home
- 3 / 4 Bedrooms
- 2 Reception Rooms
- Fitted Breakfast Kitchen
- 2 Bath/Shower Rooms
- Extensive Parking
- Double Garage
- Private Rear Garden
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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		
England & Wales	EU Directive 2002/91/EC	

NO CHAIN - Situated in a sought-after cul-de-sac close to Elloughton Primary School, this versatile 3/4 bedroom detached family home presents an ideal blend of space and adaptability. The property welcomes you through an entrance hall leading to a generously proportioned full-width lounge, a dining room, a fitted breakfast kitchen, conservatory, a flexible day room that can serve as a ground floor bedroom, and a convenient shower room. Upstairs, the first floor hosts three additional fitted bedrooms and a family bathroom. Outside, the property boasts ample parking space with a block-paved driveway extending to a double garage through wrought iron gates. The rear garden, both attractive and relatively private, provides a perfect retreat. The property is offered to the market with no onward chain.







## ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

A residential door allows access to the property, an internal door leads to:

#### ENTRANCE HALL

With access to the accommodation at ground floor level. A staircase leads to the first floor with a useful storage cupboard beneath.

#### LOUNGE

11'9 x 22'11 (3.58m x 6.99m)

A spacious full width reception room positioned at the front of the property with two windows to the front elevation and a feature fireplace housing with a marble hearth and backplate.

#### DINING ROOM

10'2 x 10'5 (3.10m x 3.18m)

Located off the kitchen is the well appointed dining room, with a window to the side elevation.

#### BREAKFAST KITCHEN

12'10 x 10'5 (3.91m x 3.18m)

The fitted breakfast kitchen features a comprehensive range of white fronted wall and base units mounted with complementary worksurfaces beneath tiled splashbacks. A ceramic sink unit with a swan neck mixer tap and a filtered water tap, sits beneath a window overlooking the rear garden. There is an integral double oven/grill, ceramic hob beneath concealed filter hood, space for undercounter appliances including plumbing for a washing machine and dishwasher. There is

undercabinet lighting, a breakfast bar peninsula, tiled flooring a door leading to the side of the property.

#### DAY ROOM/BEDROOM 4

9'9 x 12' (2.97m x 3.66m)

A versatile room which could be utilised as a day room, ground floor bedroom or playroom. With sliding patio doors leading to:

#### CONSERVATORY

A brick and uPVC conservatory overlooking the rear garden. A tiled floor runs throughout and French doors open to the rear.

#### SHOWER ROOM

A ground floor shower room which is fitted with a three piece suite comprising corner shower cubicle with thermostatic shower, WC and wash basin mounted within a fixed unit, There is tiling to the walls and floor and a window to the side elevation.

### FIRST FLOOR

#### LANDING

With a built-in airing cupboard and access to the accommodation at first floor level.

#### BEDROOM 1

12'10 x 11'10 (3.91m x 3.61m)

A spacious master bedroom with a series of fitted wardrobes and a window to the rear elevation.

#### BEDROOM 2

11'10 x 11'10 (3.61m x 3.61m)

A second double bedroom with mirror fronted sliding wardrobes and a window to the front elevation.

#### BEDROOM 3

10'5 x 6'7 (3.18m x 2.01m)

A further double bedroom with fitted wardrobes and overhead cabinets, a window to the side elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising panelled bath, WC and wash basin within a fixed unit. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT & SIDE

To the front of the property there is a block paved driveway with a shaped planting bed. The block paving continues to the side of the property providing extensive off street parking. It continues through wrought iron gates to the rear of the property.

#### REAR

The rear garden offers excellent privacy and features a block paved patio which adjoins the property. Beyond the patio there is a shaped lawn with various planting beds. A timber summerhouse sits to one corner of the garden and behind the garage there is a further private patio area.

#### DOUBLE GARAGE

A detached double garage features an up and over door, side personnel door, light and power.

### 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 D. (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.

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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; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100











GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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