



Spindlewood, Elloughton, HU15 1LL  
£495,000

Philip  
**Bannister**  
Estate & Letting Agents

# Spindlewood, Elloughton, HU15 1LL

## Key Features

- RARELY AVAILABLE - Superb Detached Residence
- 4 Fitted Bedrooms / 2 Bathrooms
- 3 Reception Rooms
- Redesigned High Quality Kitchen & Utility Room
- Redesigned Gardens with modified "bar" building
- Modified "Home Office" in Garage Area
- Discreetly Positioned - Parking For Up To 6 Cars
- Must Be Viewed For Full Appreciation
- Tax Band = F
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(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	

Located within this highly popular area of the rural village of Elloughton.

This exceptionally presented and discreetly positioned 4 Bedroom/2 Bathroom detached house with long private drive and multiple parking facilities has been altered and improved to a high standard by the current owners.

A recently redesigned high quality Kitchen has open plan access to the Dining Room. A large Living Room overlooks the rear garden and a quietly located versatile Study/Sitting Room is currently used as an office and there is a Utility Room and Cloakroom. A large Master Bedroom has en-suite facility and all Bedrooms have fitted wardrobes. A super modern family Bathroom completes the accommodation.

Redesigned grounds are a particular feature, being well stocked and landscaped to the best effect and include a "bar" building with power supply.

A separate double Garage has been altered to offer an ideal "Home Office" plus two storage areas and heating outlets, but can easily be dismantled if required.

We highly recommend an inspection to fully appreciate this superb residence.







## LOCATION

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including supermarkets and local shops. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

## ENTRANCE HALL

An impressive Hall with laminated wood flooring, under stair cupboard, radiator and feature arch window on the half landing. Twin glazed french doors lead into the Living Room and a further set into the open plan Dining Room. Arch to rear door access.

## CLOAKROOM

Cloakroom off with laminated wood flooring, white suite incorporating vanity wash hand basin & WC, radiator.

## LIVING ROOM

22'9 x 11'2 (6.93m x 3.40m)

This spacious room features a bay window to the front and french doors to the rear, marble fire surround with coal effect gas fire, two radiators.

## DINING ROOM

15'6 into bay x 9'9 (4.72m into bay x 2.97m)

This spacious Dining Room features a deep box bay window overlooking the rear garden, glazed doors from the Hall, radiator and open access to the Kitchen.

## KITCHEN

10'7 x 10'3 (3.23m x 3.12m)

Refitted by the current owners - this well equipped "Symphony" kitchen has "Mussel" shade base and wall cabinets, drawers, pull out larder unit, refuse system, all complimented by matching work surfaces and some mosaic wall tiling and sink unit; integrated appliances include win "Neff" electric ovens, high quality "Neff" induction hob with stylish angled "Neff" extractor above, "Neff" dishwasher, "AEG" refrigerator/freezer; Arch leads to a lobby and rear door and the Utility Room.

## UTILITY ROOM

5'9 x 5'7 (1.75m x 1.70m)

Also recently re-fitted, this well designed and utility room matches the Kitchen units with integrated microwave, plumbing for washing machine, sink unit with drainer, wall mounted central heating unit, radiator.

## STUDY/SITTING ROOM

8'9 x 7'9 (2.67m x 2.36m)

Tucked away for extra privacy, this versatile room, currently used as an office, has a window overlooking the front elevation and radiator. Loft hatch to storage area.

## FIRST FLOOR ACCOMMODATION

A turning staircase leads to a bright Landing with a feature arched window. Airing cupboard off, radiator.

## MASTER BEDROOM SUITE

16' max x 13'7 max (4.88m max x 4.14m max)

This large Bedroom suite has space for a Sitting Area and features fitted wardrobes, radiator, recessed ceiling lighting. Leads into:

## EN-SUITE SHOWER ROOM

8'7" x 4'3" + shower (2.62m x 1.30m + shower)

This modern Shower Room is fully tiled and has a

white suite, plumbed shower enclosure, pedestal wash hand basin & WC, towel warmer, extractor fan, high quality Amtico flooring and recessed ceiling lighting.

## BEDROOM 2

11' + wardrobes x 8'11 (3.35m + wardrobes x 2.72m)

Overlooks the rear garden - has fitted wardrobes, radiator.

## BEDROOM 3

11'3 max x 8'8 effective (3.43m max x 2.64m effective)

Overlooks the rear garden - has fitted wardrobes, radiator.

## BEDROOM 4

8'9 x 8'9 max (2.67m x 2.67m max)

Has fitted wardrobes, radiator.

## FAMILY BATHROOM

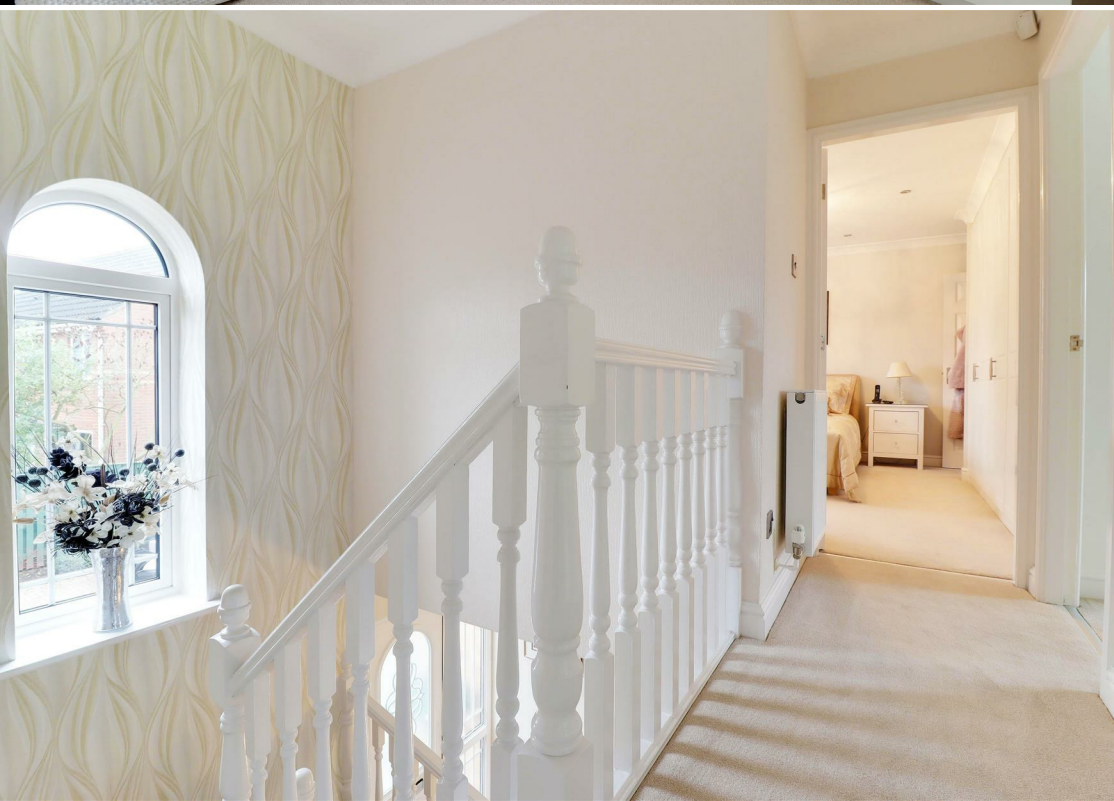
7'11 x 6'4 (2.41m x 1.93m)

Superbly appointed with a modern white suite incorporating a roll top bath and curved shower enclosure, pedestal wash hand basin & low flush WC, tiled walls, ceramic tiled floor, towel warmer/radiator, extractor fan, recessed ceiling lighting.

## GROUNDS

The property is approached across a long block paved double width drive with turning area and will accommodate up to 6 cars. Well stocked herbaceous borders are located at each side of the drive. Italian porcelain tiles lead to the front door. A gate and a path leads to the side and rear of the property. A side garden has decorative gravel and Italian porcelain tiles, high hedge which creates a level of privacy. The rear garden has been redesigned in recent times and offers Italian porcelain tile paths and patio area, centrally located is a bespoke "bar" building with drop down hatch and power supply, shaped lawn with herbaceous borders, external electric socket.





## **GARAGE**

17'2" x 17'2" (5.23m x 5.23m)

A double brick garage has been modified to include a gym/hobby area, separate office area and an enclosed store room. The building has its own electric ring circuit and heating outlets. The original garage doors remain therefore it could easily be reinstated to garage space. Loft hatch to large storage area which is part boarded.

## **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.

**SECURITY** - The property is installed with a modern burglar alarm system.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or

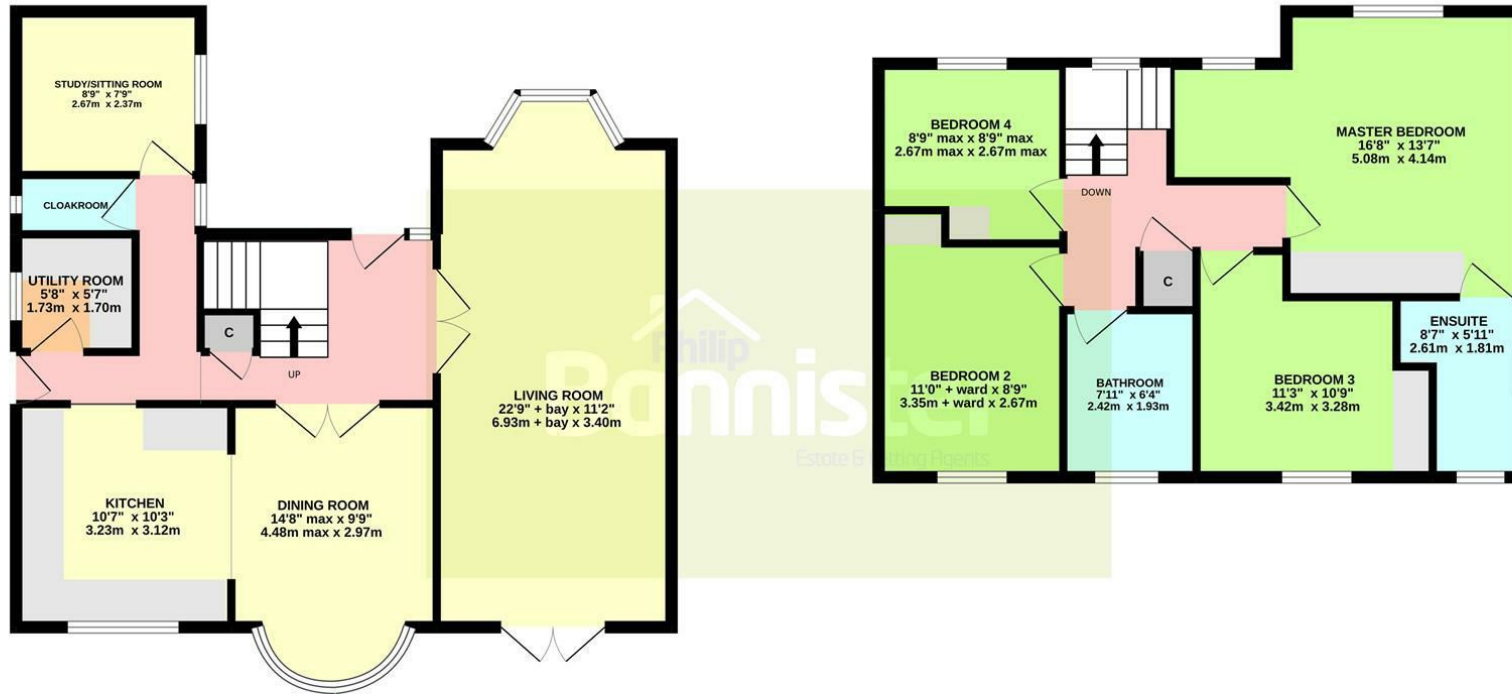
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GROUND FLOOR

1ST FLOOR



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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