



Main Street, Ellerker, HU15 2DH
£534,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Detached True Bungalow
- Picturesque Village Location
- Versatile Layout
- 2 / 3 Bedrooms
- Lounge With Beamed Ceiling & Log Burner
- Modern En-Suite & Bathroom
- Dining Kitchen & Conservatory
- Attractive Gardens
- Driveway Parking & Garage
- EPC = TBC

Discretely located within the picturesque conservation village of Ellerker, this charming 2 / 3 bedroom detached bungalow offers a tranquil retreat at the end of a private cul-de-sac. Lovingly updated and meticulously maintained, the versatile accommodation comprises an inviting entrance hall leading to a cosy living room with a beamed ceiling, log burning stove and delightful views of the garden, a well-appointed dining kitchen with double doors opening to the adjacent conservatory which bathes in natural light. Flexibility is key with a second sitting/bedroom offering adaptable usage to suit individual needs. Two formal bedrooms, including one with an en suite, ensure comfort and privacy, complemented by a stylish family bathroom. Outside, a driveway and garage offers convenient off-street parking, while the delightful landscaped rear garden provides an oasis for relaxation and al fresco dining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The spacious accommodation is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE PORCH

An inviting entrance porch allows access to the property through double doors. The porch features a tiled floor and a timber door leading to:

ENTRANCE HALL

A generously proportioned entrance hall which provides access to the internal accommodation. There is a recessed storage cupboard, ceiling spotlights, wooden flooring "schoolhouse" radiators and laminated wood flooring.

LOUNGE

13'5 x 19'2 (4.09m x 5.84m)

An elegant reception room enjoying a fabulous rear aspect with views of the garden, there is a feature fireplace housing a log burning stove, beamed ceiling, two "schoolhouse" radiators and double doors opening to the garden. There are ceiling spotlights and laminated wooden flooring.

DINING KITCHEN

11'9 x 19'1 (3.58m x 5.82m)

A well appointed dining kitchen with a comprehensive range of high gloss wall and floor units with complementary granite effect worksurfaces and matching splashbacks. A stainless steel sink unit sits beneath a delightful box bay window and integral appliances include an electric oven and hob and canopy extractor over. There is space and plumbing for a dishwasher and washing machine, ceiling spotlights, two vertical column radiators and laminate wood flooring. There is space

for a dining table and three sets of double doors opening to internal rooms.

CONSERVATORY

6'8 x 9'10 (2.03m x 3.00m)

Enjoying a position to the front of the property, providing a cosy seating area off the kitchen. There is a continuation of the laminate wood floor.

SITTING ROOM/BEDROOM 3

23'4 x 7'9 (7.11m x 2.36m)

A spacious and versatile room with plenty of natural light through double doors to the front aspect and a stable door and window to the rear. There are ceiling spotlights and laminate wood flooring.

BEDROOM 1

16'2 + wardrobes x 10'1 (4.93m + wardrobes x 3.07m)

A great sized master bedroom with windows overlooking the rear garden. There are a range of fitted wardrobes, ceiling spotlights and laminate flooring throughout.

EN-SUITE

15'5 x 5'10 (4.70m x 1.78m)

A spacious en suite comprising WC, pedestal wash basin and a large double width shower cubicle with an electric shower. There is tiling to the walls, laminate wood flooring and ceiling spotlights.

BEDROOM 2

13'4 x 10'2 (4.06m x 3.10m)

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

BATHROOM

8'9 x 6'4 (2.67m x 1.93m)

A luxurious bathroom which is fitted with a modern

four piece suite comprising WC, wash basin, bath with swan neck mixer tap and a corner shower cubicle. There is tiling to the walls, ceiling spotlights, "schoolhouse" radiator and laminate wood flooring.

OUTSIDE

FRONT

A decorative concrete stencil driveway provides excellent off street parking to the front of the property.

REAR

The delightfully landscaped rear garden enjoys a southerly aspect and is well stocked with raised flower beds and railway sleeper steps leading up from a patio to the shaped lawn. To one corner there is a patio area which adjoins farmland and has views towards the church. There is a timber shed and a log store. Leading to the side of the property there is a boiler room/store with plumbing for an automatic washing machine.

GARAGE

Located towards the end of the driveway there is a pre-fabricated garage with an up and over door.

GENERAL INFORMATION

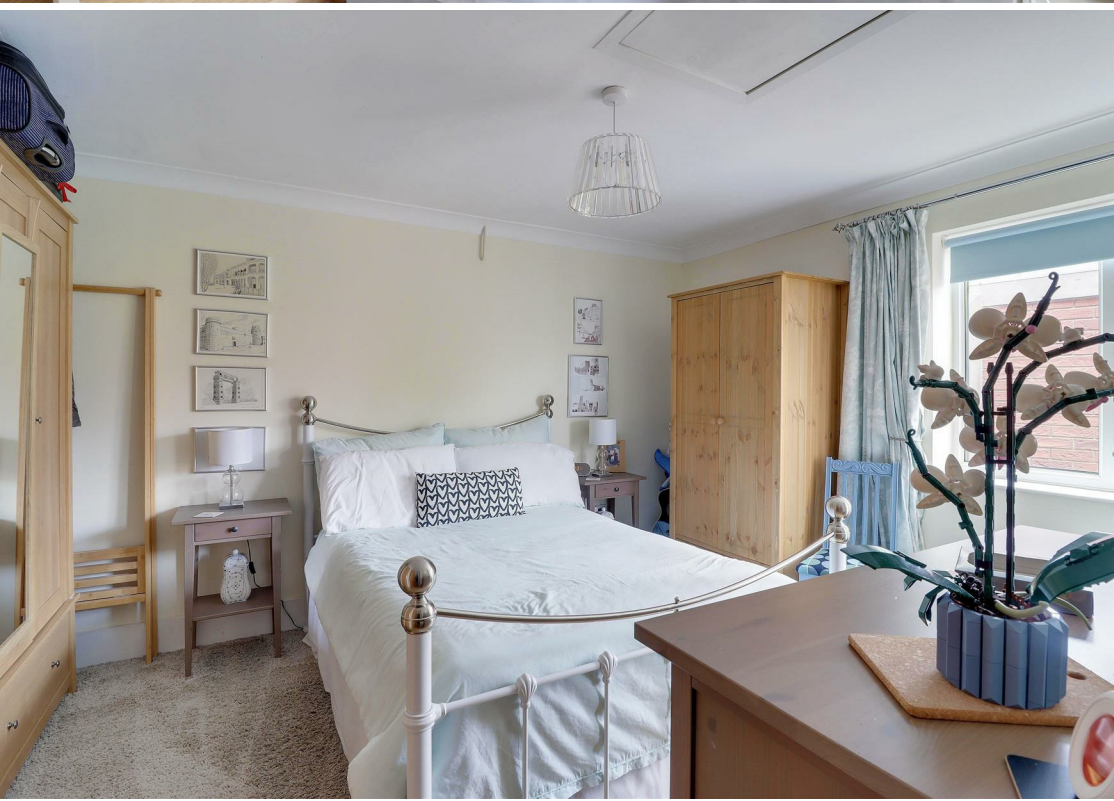
SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a oil 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.

CONSERVATION AREA - We understand that the property lies within a conservation area.

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.

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





GROUND FLOOR
1316 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 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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