



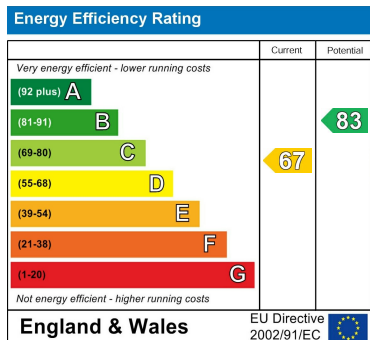
Oak Avenue, Elloughton, HU15 1LA
£250,000

Philip
Bannister
Estate & Letting Agents

Oak Avenue, Elloughton, HU15 1LA

Key Features

- Detached Family Home
- 3 Bedrooms (2 Fitted)
- Larger Than Average Plot
- Southerly Facing Rear Garden
- Driveway Parking & Garage
- Pleasant Cul-De-Sac Location
- Lounge Dining Room Opening To Garden
- Modern Bathroom Suite
- EPC = D



DETACHED HOME ON LARGER THAN AVERAGE PLOT WITH A SOUTHERLY FACING REAR GARDEN - A well presented detached home ideally located on a secluded cul-de-sac in the highly popular village of Elloughton. The property is positioned on a excellent sized plot and benefits from an extremely well kept south facing rear garden. The accommodation offers an Entrance Hall, open plan Lounge Diner and a Kitchen to the ground floor. At first floor there are 3 Bedrooms (2 fitted) plus the family Bathroom. Outside there is a delightful rear garden with a patio, lawn and pond, side garden and Garage which is accessed via a driveway providing excellent parking facilities.





LOCATION

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in nearby Brough, only a short driving distance away. 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. Elloughton also has a local primary school and is within the catchment area for the much sought after South Hunsley School

ACCOMMODATION

Arranged over two floors and comprising:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite door, having a staircase leading to the first floor.

LOUNGE

13'2" x 12'3" max (4.01m x 3.73m max)

This well proportioned room features a bow window to the front elevation, a feature fire surround incorporating an electric fire and hearth and there is laminated wood flooring. Opening to:

DINING ROOM

11'10" x 7'6" (3.61m x 2.29m)

With a continuation of the laminated wood flooring and French doors to the garden.

KITCHEN

11'10" x 7'1" (3.61m x 2.16m)

The fitted kitchen offers a comprehensive range of white fronted wall and base units mounted with contrasting dark worksurfaces, a tiled splashback and stainless steel sink unit with mixer tap. Integrated appliances a stainless steel fronted electric oven, gas hob unit and extractor hood, microwave and fridge freezer. There is space and plumbing for an automatic washing machine and dishwasher, access to an under stairs cupboard and door to the side garden.

FIRST FLOOR

LANDING

With airing cupboard and access to the accommodation at first floor level. A window to the side elevation.

BEDROOM 1

12'11" + wardrobes x 8'9" (3.94m + wardrobes x 2.67m)

This good sized master bedroom has mirror fronted fitted wardrobes, over stairs cupboard, dressing table and two windows to the front elevation.

BEDROOM 2

9'5" x 7'9" (2.87m x 2.36m)

A second double Bedroom with a window to the rear elevation, fitted wardrobes and dressing table.

BEDROOM 3

9'5" x 6'11" (2.87m x 2.11m)

With a window to the rear elevation.

BATHROOM

The bathroom is fitted with a modern three piece suite comprising WC, "floating" wash basin and a

panelled bath with a thermostatic shower and glazed screen. There is tiling to the walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a footpath leading to the residential entrance door.

SIDE

A lawned side garden with herbaceous planting beds and a door accessing the kitchen. A timber gate leads to the rear garden.

REAR

The delightful rear garden is immaculately kept and enjoys a private southerly aspect. The garden is mainly laid to lawn with stepping stones leading to a fish pond and gravelled area. There is a patio adjoining the property and the garden is an excellent size, approximately double the width of the house.

DRIVEWAY & GARAGE

A side driveway allows off street parking for a number of vehicles and leads to a brick garage. There is an up and over door, side personnel door, 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 - Council Tax Band 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.

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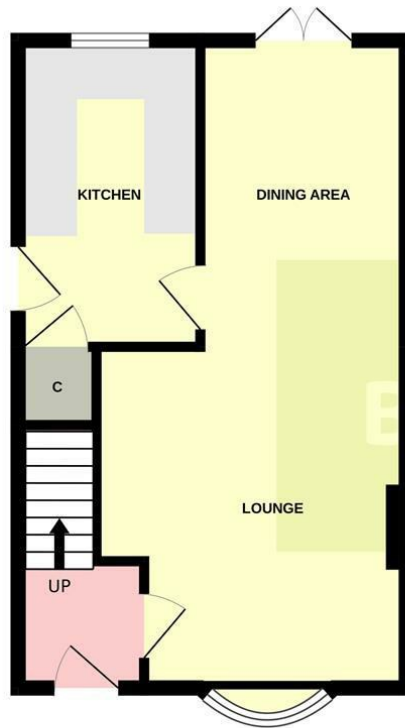
vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and 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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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