



Manor Drive, Elloughton, HU15 1JA  
£285,000

Philip  
**Bannister**  
Estate & Letting Agents

# Manor Drive, Elloughton, HU15 1JA

## Key Features

- Exceptional Family Home
- 3 Excellent Sized Bedrooms
- Full Width Dining Kitchen
- Spacious Lounge With Stylish Media Unit
- Well Appointed Bathroom
- Private Rear Garden
- Extensive Driveway Parking
- Detached Garage With Gym/Office
- EPC = C

This exceptional 3-bedroom semi-detached home epitomises modern comfort and style. Meticulously upgraded over recent years, it boasts a welcoming entrance hall adorned with Karndean flooring, a convenient cloakroom/wc, and a spacious lounge enhanced by a stylish media unit. The dining kitchen, fully fitted and spanning the width of the property, is a great family space. Upstairs, three generously proportioned bedrooms await, alongside a well-appointed bathroom. Outside, the property delights with gardens at the front and rear, the latter offering a particularly privacy. A side driveway ensures ample off-street parking and leads to a detached garage, complete with a versatile gym/office space, catering to lifestyle needs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(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	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. the hallway features a staircase leading to the first floor with a storage cupboard beneath, a Karndean floor runs throughout and there is access to:

#### CLOAKROOM/WC

Fitted with a modern suite comprising WC and vanity wash basin within a fixed unit. There is a continuation of the Karndean flooring.

#### LOUNGE

17'10 x 11'4 (5.44m x 3.45m)

An attractive front facing reception room with a stunning fitted media unit with cupboards, shelving and ambient lighting. There are part glazed double doors leading to:

#### DINING KITCHEN

12'10 x 19'6 (3.91m x 5.94m)

The open plan dining kitchen is fitted with a comprehensive selection of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A ceramic sink unit sits beneath a window to the side elevation and there are integral appliances which include an oven, ceramic hob and extractor hood. The dining area provides ample space for a dining suite and there is a recessed breakfast bar for informal dining. A pair of French doors lead to the rear garden in addition to a personnel door. The Karndean flooring continues from the entrance hall throughout the room.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

12'11" x 11'5" (3.94m x 3.48m )

A spacious double bedroom positioned to the front of the property, with laminate flooring.

#### BEDROOM 2

12'9" x 11'5" (3.89m x 3.48m)

A second spacious double bedroom with wall panelling and Karndean flooring.

#### BEDROOM 3

9'4" x 7'8" (2.84m x 2.34m)

A good sized third bedroom with fitted wardrobes and shelving. There is laminate flooring throughout.

#### BATHROOM

A well appointed bathroom which is fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a bath with traditional "Burlington" style shower over. There is tiling above the bath, traditional radiator and a storage cupboard above the stairwell.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with hedging to the front boundary.

#### REAR

The rear garden offers excellent privacy and features a patio adjoining the property which continues along a footpath to the garage. There is a central lawn and established shrubs to the bottom.

### DRIVEWAY & GARAGE

A driveway provides excellent off street parking provisions and continues beyond the property to the brick built garage. The garage is partitioned in to two sections with a roller door to the front and French doors leading from the garden which leads to a gym/office space.

### 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.

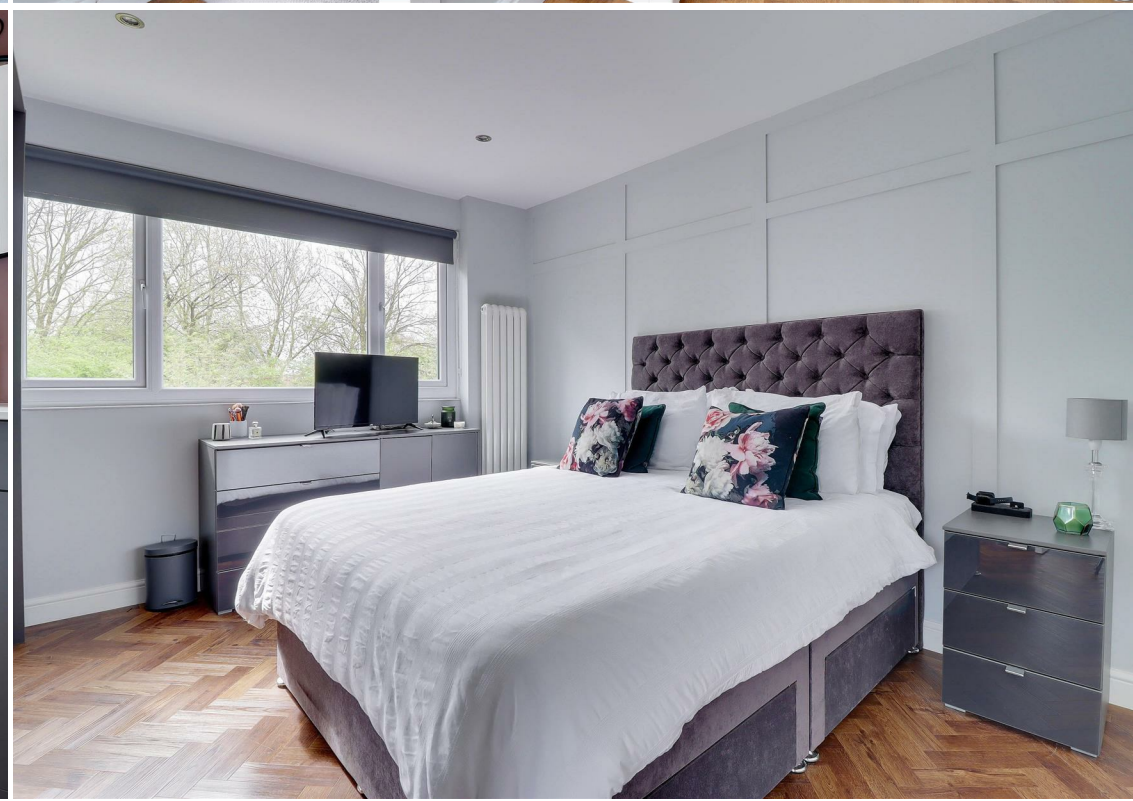
### VIEWINGS

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

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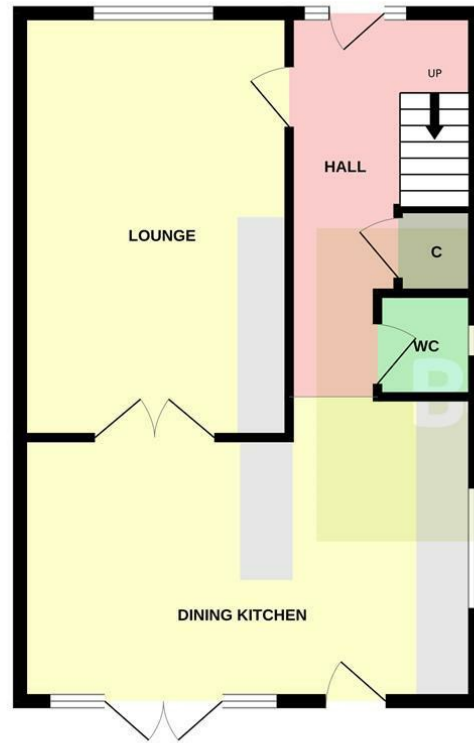
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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



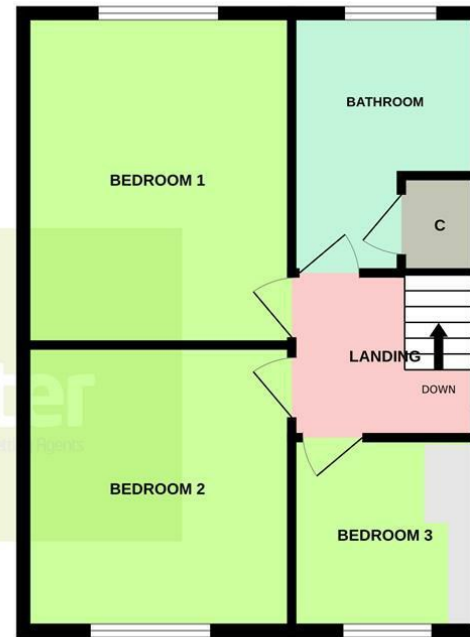




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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