



Cave Lane, Ellerker, HU15 2DX
Offers In The Region Of £500,000

Philip
Bannister
Estate & Letting Agents

Cave Lane, Ellerker, HU15 2DX

Key Features

- Executive Family Home
- 4 Double Bedrooms
- 2 Formal Reception Rooms
- Kitchen Opening To Garden Room
- South Westerly Rear Garden
- En-Suite To Generous Principle Bedroom
- Large Garage + Carport
- Exclusive Village Location
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

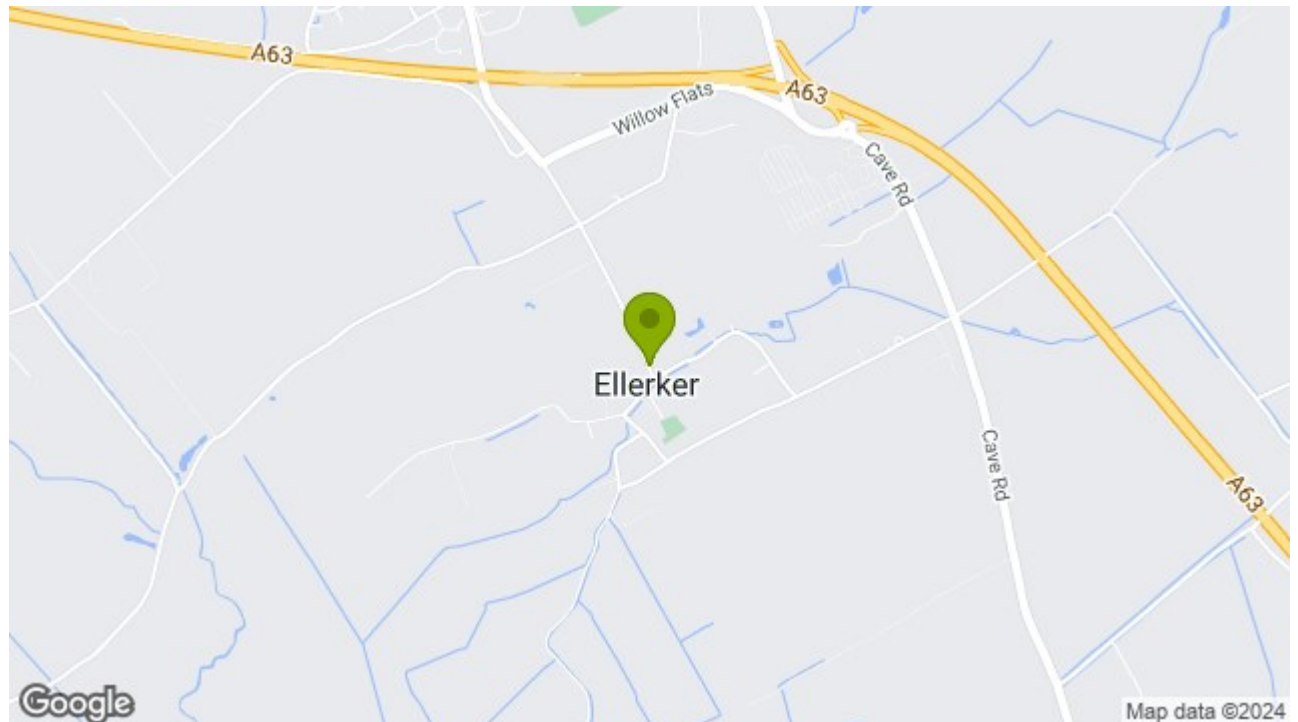
Set towards the edge of the one of the region's most desirable conservation villages, with adjoining fields to its northern boundary, offering a picturesque backdrop, this beautifully presented link-detached house offers an expansive living space, perfect for families.

Upon entering, you're greeted by an inviting entrance hall leading to a cloakroom with WC. A spacious dual aspect lounge seamlessly flows into a dining room, creating an ideal setting for entertaining guests. The attractively fitted kitchen, complete with a Range cooker, opens up to a garden room. A further inner hall leads to a convenient utility room, enhancing the functionality of the home.

Ascend the galleried landing to discover the impressive principle bedroom suite, featuring expansive dimensions with sloping ceilings and dormer windows. Two walk-in fitted wardrobes offer ample storage, complemented by a luxurious en-suite shower room.

Three additional double bedrooms and a house bathroom cater to the needs of a growing family.

Outside, the property is complemented by a block-paved courtyard to the front, along with a carport, garage/workshop, and gravel parking area, providing ample space for vehicles. The rear garden, enclosed and predominantly artificial turf, features patio areas, ideal for alfresco dining, and benefits from south westerly aspects.







ACCOMMODATION

The spacious accommodation 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 turning staircase leading to the first floor. A slate floor runs throughout and there is a door leading to the carport.

CLOAKROOM/WC

Fitted with a traditional style two piece suite comprising WC and wash basin. There is a continuation of the slate flooring and a window to the side elevation.

LOUNGE

19'5 x 13'1 (5.92m x 3.99m)

A spacious dual aspect reception room featuring a marble fireplace with hearth and surround. There is a bow window to the front elevation, sliding patio doors to the rear and Oak finish flooring.

DINING ROOM

11'2 + bay x 12'4 (3.40m + bay x 3.76m)

Accessed via two sets of double doors from the kitchen and the lounge, with a bay window to the rear and a continuation of the Oak finish flooring.

KITCHEN

16'1 x 9'1 (4.90m x 2.77m)

The kitchen is fitted with a range of base units mounted with 'butcher block' worksurfaces, a Belfast sink unit sits beneath a window to the side elevation. The integral appliances include a Rangemaster cooker and a dishwasher, there is

space for an American fridge freezer, a slate floor runs throughout and continues to:

GARDEN ROOM

13'7 x 9' (4.14m x 2.74m)

Extending from the rear of the property, with views over the garden. There is a continuation of the slate flooring and French doors opening to the garden.

UTILITY ROOM

7'1 x 6'5 (2.16m x 1.96m)

Located off the entrance hall, the useful utility room features a range of base units with a 'butchers block' worksurfaces. There is a stainless steel sink unit beneath a window to the side elevation, space and plumbing for an automatic washing machine and a further space for a second undercounter appliance.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the front elevation.

BEDROOM 1

23'10 x 17' (7.26m x 5.18m)

An impressive master bedroom of generous proportions which includes two dormer style windows to the side elevation. There are two large walk-in wardrobes and access to the en-suite.

EN-SUITE

The well appointed en-suite is fitted with WC and wash basin within a fixed unit. There is a walk-in shower with a thermostatic shower and splashboards inset. A tiled floor runs throughout and a dormer style window enjoys views over farmland.

BEDROOM 2

11'2 x 13'1 (3.40m x 3.99m)

A second double bedroom with an oriel window to the rear.

BEDROOM 3

11'2 x 12'4 (3.40m x 3.76m)

A further double bedroom with an oriel window to the rear elevation.

BEDROOM 4

7'7 x 13'1 (2.31m x 3.99m)

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

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, panelled bath and a wash basin. There is partial tiling to the walls, exposed timber flooring and a window to the side elevation overlooking farmland. There is a built-in airing cupboard.

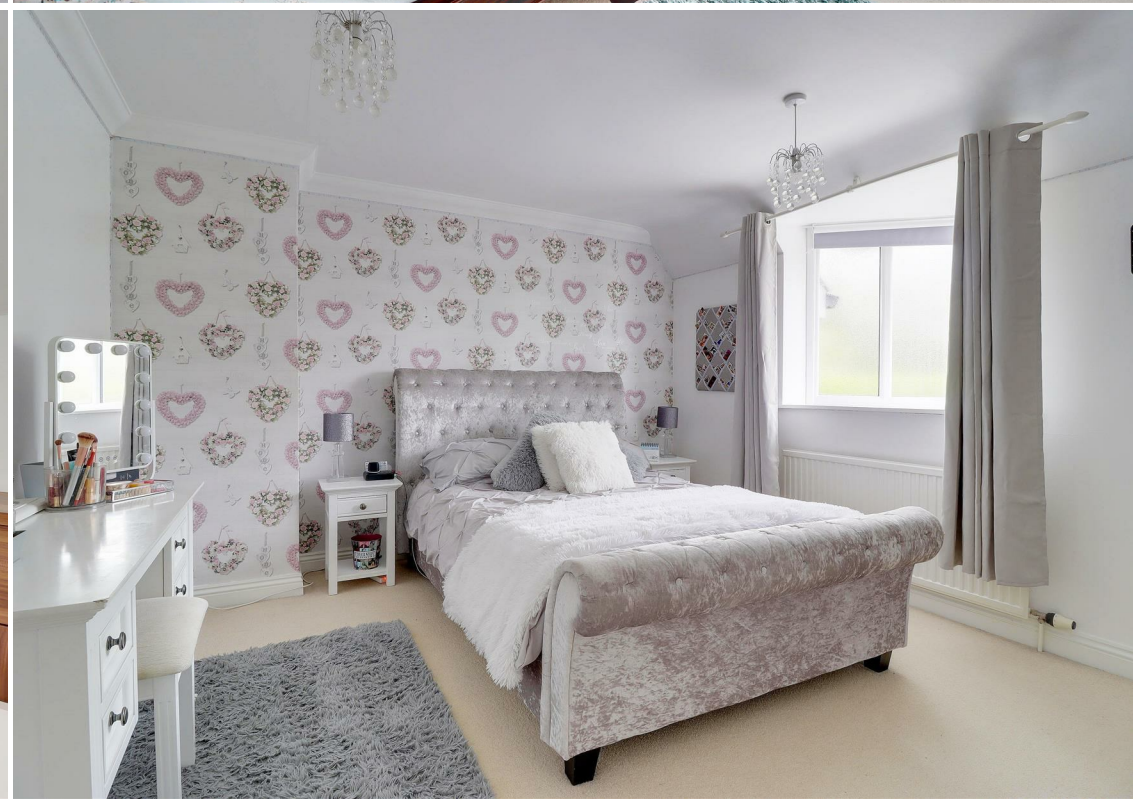
OUTSIDE

REAR

The rear garden enjoys a south westerly aspect and features an extensive area of artificial turf and a patio which adjoins the property at the rear. A further patio is raised to one corner with steps up from the main garden area. The garden enjoys good privacy and is fenced and borders an open field. To the side of the house the concrete area extends to the full depth and with garden door to the front, timber store shed and outside tap.

FRONT

To the front of the property there is a share entrance which separates to a block paved forecourt area



providing parking space and there is shared pedestrian access to the rear. There is a feature brick wall to the front of the forecourt with a gravel parking area beyond.

GARAGE

With a single up and over access door, leading to a double sized garage, having electric, light and power.

CARPORT

The integral carport is positioned between the garage and the main body of the house, there is a continuation of the block paving and a door leading to the hallway within the property.

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 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.

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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
1274 sq.ft. (118.3 sq.m.) approx.

1ST FLOOR
1147 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA: 2421 sq.ft. (224.9 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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