



Harland Road, Elloughton, HU15 1JT
£239,950

Philip
Bannister
Estate & Letting Agents

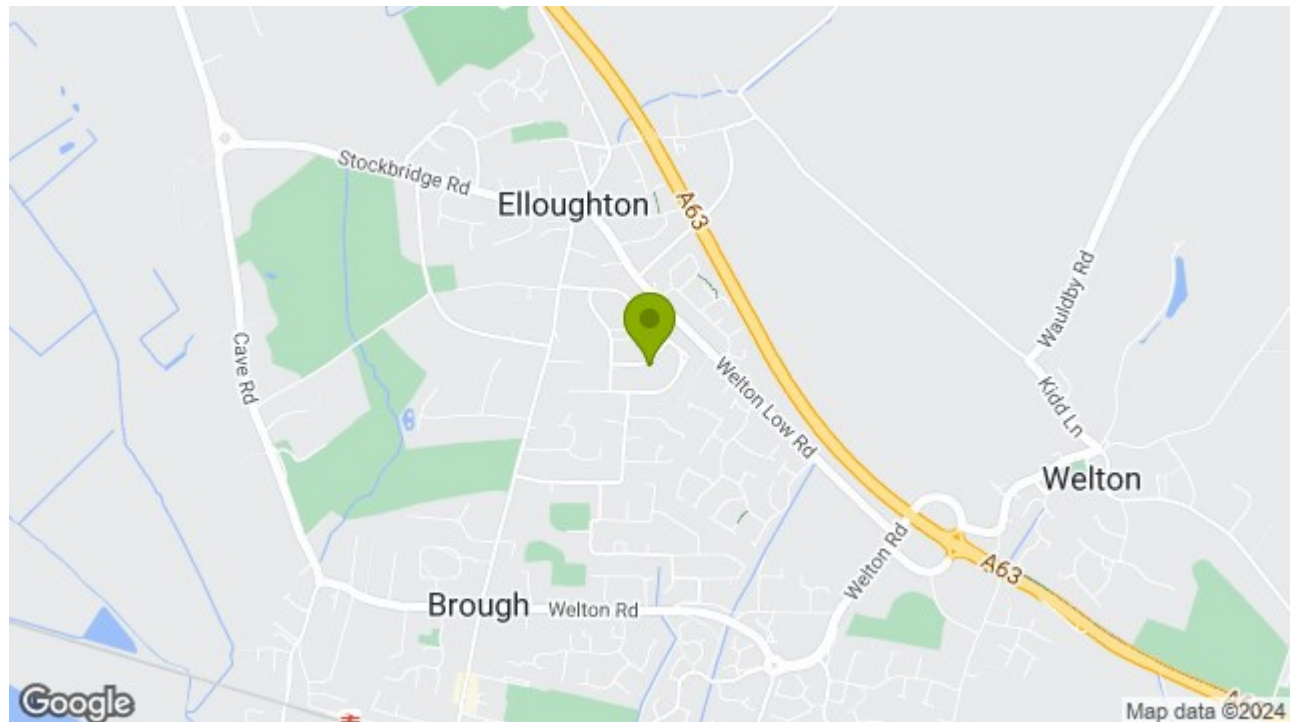
Harland Road, Elloughton, HU15 1JT

NO CHAIN - This fabulous 2 bedroom bungalow has recently undergone a complete refurbishment and offers ready-to-move-in accommodation. Enjoying a delightful position within an established street scene, the property boasts a generous rear garden benefitting from a southerly aspect. The internal accommodation is immaculately presented and features an entrance hall, 2 double bedrooms, spacious reception room overlooking the garden, contemporary kitchen and bathroom. There is a side driveway providing excellent parking which leads to a detached garage.

Key Features

- NO CHAIN
- Recently Refurbished Bungalow
- Finished To A High Standard
- Generous Garden With Southerly Aspect
- 2 Double Bedrooms
- Modern Kitchen
- Contemporary Bathroom
- Long Side Driveway
- Detached Garage
- ER - C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

A side entrance provides access to the property through a uPVC door. There is a laminated wood floor throughout, a built-in meter cupboard and access to the internal accommodation.

LOUNGE

15'7 x 11'3 (4.75m x 3.43m)

A spacious reception room positioned to the rear of the property and offering views over the garden. There is space for both living and dining suites and a continuation of the laminated wood flooring. A sliding patio door opens to the rear garden.

KITCHEN

7'4 x 9'4 (2.24m x 2.84m)

The modern fitted kitchen features a range of wall and base units which are mounted with complementary work surfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window overlooking the garden and a host of integral appliances include an oven, ceramic hob beneath an extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine, a continuation of the laminated wood floor and a door leading to the side of the property.

BEDROOM 1

10'5 x 12'10 (3.18m x 3.91m)

The master bedroom is a generous double and includes a built-in wardrobe and a window to the front elevation.

BEDROOM 2

9'5 x 10'3 (2.87m x 3.12m)

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

BATHROOM

A contemporary bathroom which is fitted with a three piece suite comprising WC, wash basin and a panelled bath with handheld mixer shower. There is tiling to the walls and a window to the side elevation.

OUTSIDE

GARDENS

To the front of the property there is a lawned garden with a low-level wall running to the boundary with the footpath. The excellent sized rear garden enjoys a southerly aspect and is mainly laid to lawn with a patio adjoining the property. There is a selection of timber fencing to the perimeter, herbaceous borders and a garden shed.

SIDE DRIVEWAY & GARAGE

A long side driveway provides excellent off street parking which leads to a detached garage. The garage features an up and over door, light and power.

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 B. (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 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

