



Hunter Road, Elloughton, HU15 1LG
£220,000


Philip
Bannister
Estate & Letting Agents

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This well-appointed 2-bedroom semi-detached bungalow is ideally situated for local shops and amenities. Recently updated, it features a modern kitchen and bathroom, complemented by a bay-fronted lounge diner. The accommodation includes two double bedrooms, with fitted wardrobes in the master. Outside, the property boasts gardens at both the front and rear, with the landscaped rear garden offering exceptional privacy. Additionally, a side drive provides access to a single garage/store.

Key Features

- Semi-Detached True Bungalow
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Recently Updated Bathroom
- Spacious Bay Fronted Facing Lounge Diner
- Private Landscaped Rear Garden
- Fitted Wardrobes To Bedroom 1
- Convenient Location
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The accommodation is arranged over a single storey and comprises:

GROUND FLOOR

KITCHEN

15'9" x 6'11" (4.82m x 2.13m)

A residential entrance door opens to a recently fitted kitchen which includes a selection of modern shaker style wall and base units which are mounted with complementary worksurfaces. A composite sink unit sits beneath a window to the side elevation, integral appliances include a fridge, freezer, dishwasher and a freestanding range cooker beneath a filter hood. There is space and plumbing for an automatic washing machine.

LOUNGE DINER

15'10" + bay x 12'3" (4.83m + bay x 3.75m)

With ample space for living and dining suites, a large bay window to the front elevation.

INNER HALL

With a built-in airing cupboard and access to:

BEDROOM 1

13'3 + wardrobes x 8'8 (4.04m + wardrobes x 2.64m)

A double bedroom with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 2

8'8 x 10'3 (2.64m x 3.12m)

A second well proportioned double bedroom with French door that open to the rear garden.

BATHROOM

A recently fitted bathroom which features a three piece suite comprising WC and vanity wash basin within a fixed unit, a panelled bath with a thermostatic shower over. There is partial wall tiling and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a low level wall and a footpath leading to the entrance door A driveway continues to the side of the property and provides off street parking.

REAR

The private rear garden has been designed for easy maintenance and is mainly laid with gravel. There are planting beds to either side of the garden and a raised planting bed to the bottom.

GARAGE/STORE

A brick built single garage/store has French doors opening from the garden.

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.

VIEWINGS

Strictly by appointment with the sole agents.

TENURE

We understand that the property is Freehold

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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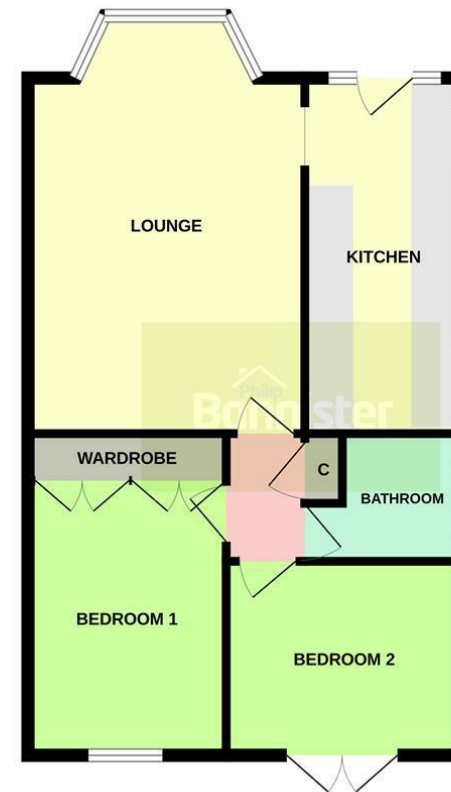
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip
Bannister
Estate & Letting Agents