



Manor Drive, Elloughton, HU15 1JA
£345,000


**Philip
Bannister**
Estate & Letting Agents

Manor Drive, Elloughton, HU15 1JA

Key Features

- Spacious Family Home
- 4 Excellent Sized Fitted Bedrooms
- Fitted Kitchen With Breakfast Room
- 2 Further Reception Rooms
- Conservatory To Rear
- En-Suite To Primary Bedroom
- Ground Floor Cloakroom/WC
- Private Westerly Side Garden
- Driveway & Integral Garage
- EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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 head of a cul-de-sac in the sought-after village of Elloughton, this spacious 4-bedroom home boasts a versatile layout ideal for family living. The welcoming entrance hall, complete with a cloakroom/wc, leads to a well-appointed kitchen equipped with integral appliances and an adjoining breakfast room. The spacious lounge opens to an attractive conservatory, enhancing the living space, and there's also a versatile study. Upstairs, each of the four generously sized bedrooms feature fitted wardrobes, with the primary bedroom enjoying an en-suite in addition to the family bathroom. Outside, the property offers gardens to the side and rear, with the side garden benefiting from a private westerly aspect. A block-paved driveway and an integral garage provide ample parking and storage at the front of the property.







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 Morrison's 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 Secondary School.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential entrance door. The hallway features a staircase to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the front elevation.

KITCHEN

9'8 x 11'1 (2.95m x 3.38m)
The well appointed kitchen is fitted with a selection of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A corner sink unit is in addition to integral appliances which include an oven, microwave oven, 5 ring gas

hob, dish washer and a fridge freezer. There is space and plumbing for a free standing washing machine. A door and window are to the side of the property, there is a tiled floor with underfloor heating and there is an archway to:

BREAKFAST ROOM

8'5 x 11'1 (2.57m x 3.38m)
With a matching corner unit, a window to the front elevation and a continuation of the tiled flooring with underfloor heating.

LOUNGE

11'11 x 21'2 (3.63m x 6.45m)
A spacious reception with room for living and dining suites. There is a feature fireplace, a window to the rear and sliding doors leading to:

CONSERVATORY

9' x 14'4 (2.74m x 4.37m)
A superb space to the rear of the property, with a brick base beneath uPVC upper and a tinted glazed roof. There is tiling to the floor and French doors opening to the garden.

STUDY

7'7 x 8'9 (2.31m x 2.67m)
With a window to the rear elevation, this useful study is located off the lounge.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large storage cupboard.

BEDROOM 1

12'10 + wardrobe x 11' (3.91m + wardrobe x 3.35m)
A good sized double bedroom with fitted wardrobes and a window to the side elevation. There is access to en-suite facilities.

EN-SUITE

4'10 x 7'4 (1.47m x 2.24m)
Fitted with a three piece suite incorporating a WC, pedestal wash basin and a shower cubicle. There is half height tiling to the walls, a tiled floor and a window to the side elevation.

BEDROOM 2

12'5 x 12'10 (3.78m x 3.91m)
A second generous double bedroom with fitted mirror fronted wardrobes, an airing cupboard and a window to the rear.

BEDROOM 3

8'4 x 10'11 + wardrobe (2.54m x 3.33m + wardrobe)
A double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 4

7'9 x 9'4 (2.36m x 2.84m)
With mirror fronted wardrobes and a window to the front elevation.

BATHROOM

8'6 x 6'1 (2.59m x 1.85m)
A spacious bathroom which is fitted with a 4 piece suite comprising WC, pedestal wash basin, wood panel bath and a shower cubicle. There are partially tiled walls, a tiled floor and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a block paved driveway providing off street parking and leading to an integral garage. There is an area of gravel and a footpath leading to the side of the property.

SIDE AND REAR

The side garden enjoys a westerly aspect and a



good level of privacy. The garden is well tended and features a shaped lawn with a number of planting beds and to one corner there is a decked seating area with a timber pergola. To the rear of the property there is a patio area adjoining the conservatory.

GARAGE

The integral 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 E. (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.

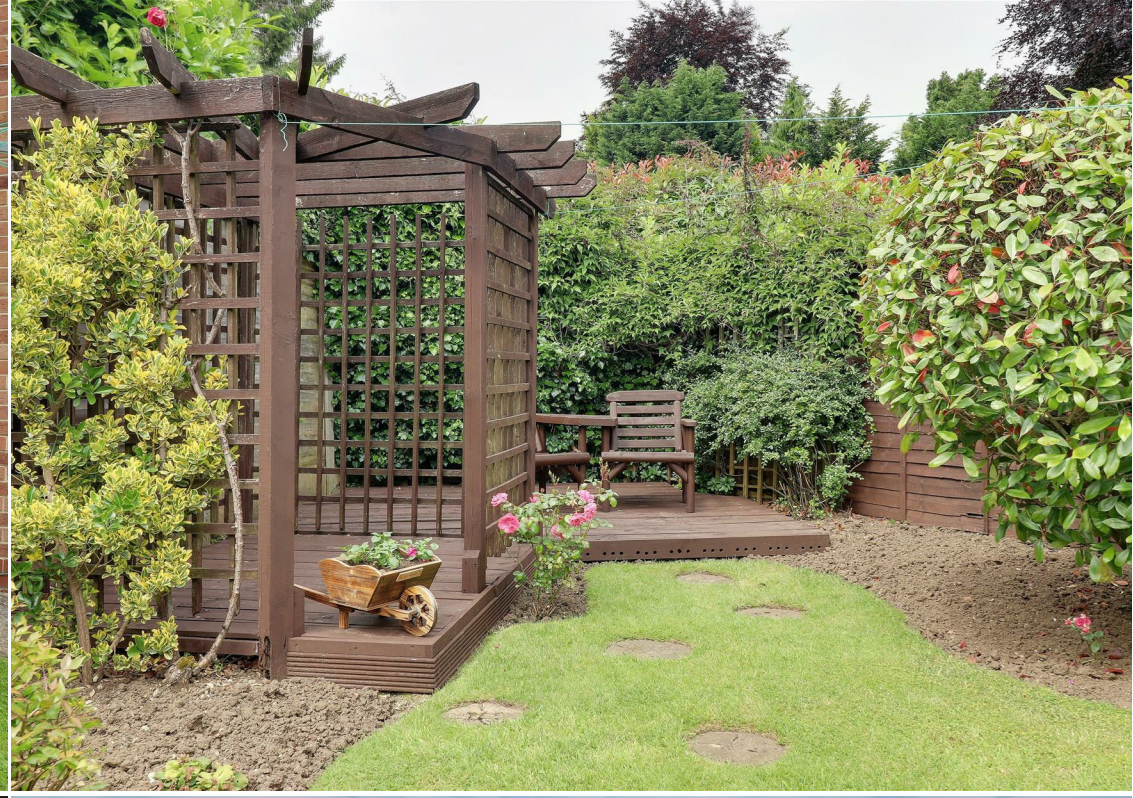
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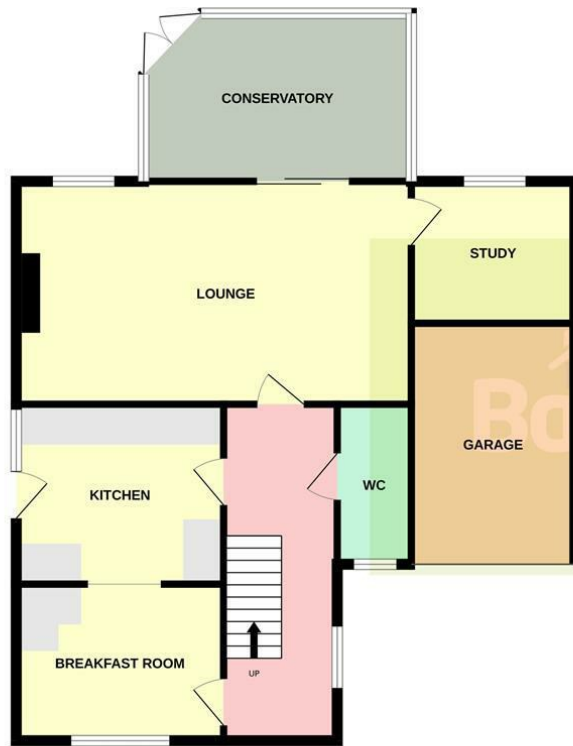
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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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