



Ryedale, Elloughton, HU15 1SE
£195,000

Philip
Bannister
Estate & Letting Agents

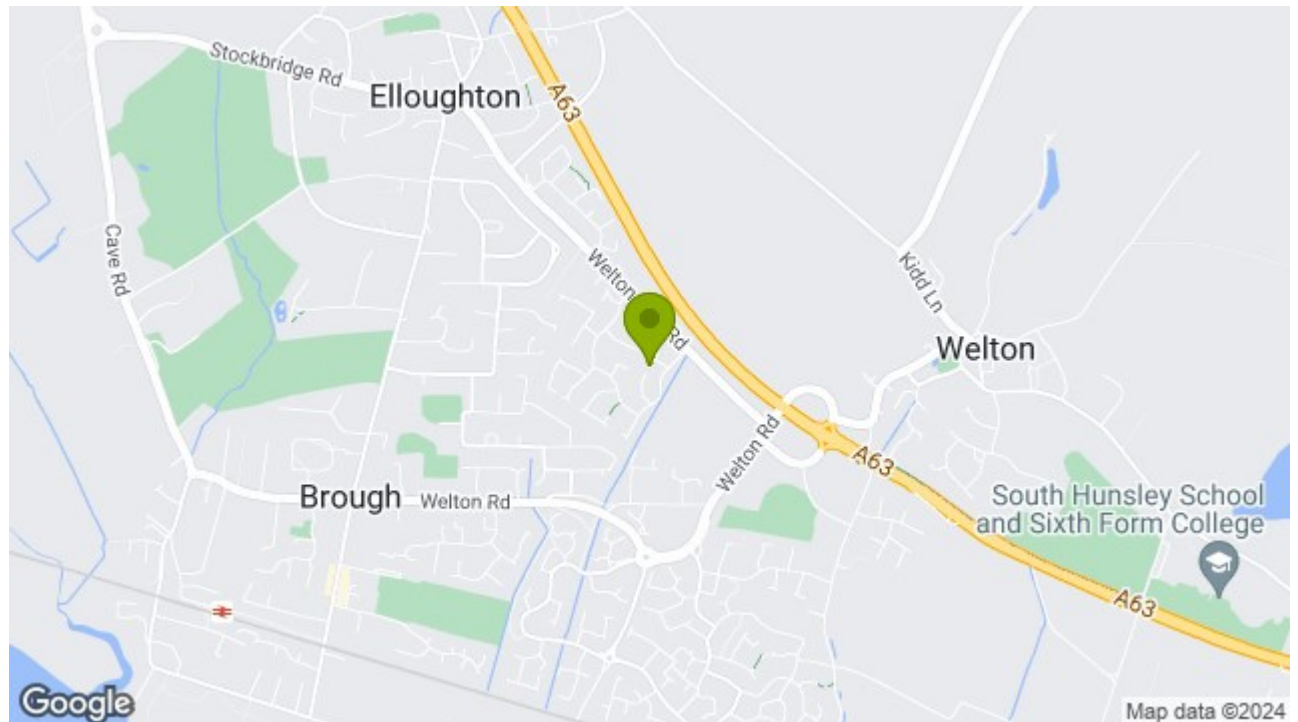
Ryedale, Elloughton, HU15 1SE

Discreetly located within a sought-after residential area, this 3-bedroom home offers well presented accommodation. The property features an inviting front-facing lounge, a full-width dining kitchen is a highlight, featuring French doors that seamlessly connect the interior to the low-maintenance rear garden with artificial turf. The first floor hosts three bedrooms, including a master with fitted wardrobes. A contemporary family bathroom adds a touch of modern elegance. Outside, the property has convenient parking space for two vehicles in addition to the front and rear gardens.

Key Features

- Attractive Modern Home
- 3 Bedrooms
- Full Width Dining Kitchen
- Attractive Front Facing Lounge
- Modern Bathroom
- Fitted Wardrobes To Master Bedroom
- Low Maintenance Rear Garden
- Off Street Parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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 property is arranged over two floor and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, a staircase leads to the first floor and an internal door leads to:

LOUNGE

13'3 x 12'6 (4.04m x 3.81m)

A front facing reception room with a laminated wood flooring, a window to the front elevation and double doors opening to:

DINING KITCHEN

8'10 x 15'5 (2.69m x 4.70m)

A modern dining kitchen spanning the width of the property to the rear and fitted with a range of white fronted wall and base units, contrasting worksurfaces and matching upstands. There is a black composite sink unit with mixer tap sits beneath a window to the rear, integral oven, hob and extractor hood. There is space for an automatic washing machine, dishwasher and American style fridge freezer. To one end there is space for a dining table, access to an understair cupboard, French doors leading to the garden and laminated wooden flooring.

FIRST FLOOR

LANDING

With access to the first floor accommodation. There is a window to the side elevation and a built-in storage cupboard.

BEDROOM 1

10'1 + wardrobes x 9'0 (3.07m + wardrobes x 2.74m)

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

BEDROOM 2

10'0 x 6'9 (3.05m x 2.06m)

With a window to the front elevation.

BEDROOM 3

6'10 x 8'10 (2.08m x 2.69m)

With fitted cupboard above stairwell and a window to front elevation.

BATHROOM

The modern bathroom features a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There are partially tiled walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a footpath leading to the entrance door. The path continues to the side of the property and leads to the rear garden.

REAR

The rear garden is designed for low maintenance with a patio adjoining the property and an artificial lawn beyond. There is a planting bed with raised sleepers to one edge and timber fencing to the perimeter.

PARKING

There is parking for two vehicles to the front of the property.

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.

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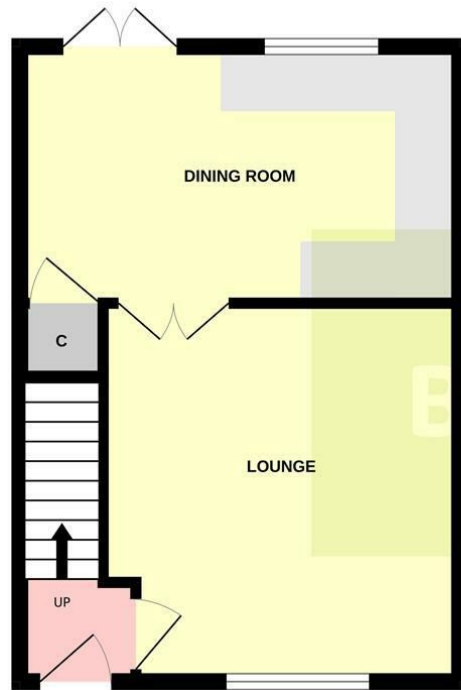
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with 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

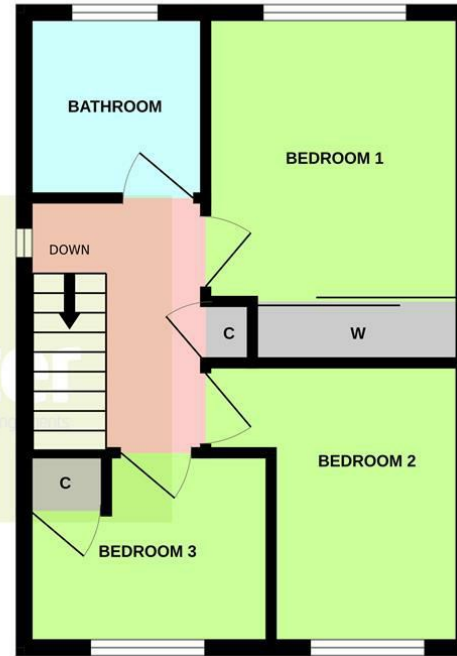




GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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