



Elloughtonthorpe Way, Brough, HU15 1TJ  
£345,000

Philip  
**Bannister**  
Estate & Letting Agents

# Elloughtonthorpe Way, Brough, HU15 1TJ

This spacious three-storey family home boasts 6 generously sized bedrooms and 4 bathrooms, making it ideal for a large family. Positioned perfectly for local schooling, the property offers versatile accommodation with an entrance hall featuring a cloakroom/WC, a front-facing lounge with double doors leading to a dining room, and a fitted kitchen. The first floor comprises 4 bedrooms, including 2 with en-suites, and a family bathroom. The upper floor features 2 additional large bedrooms and a shower room. Outside, the home benefits from extensive parking on a block-paved driveway and a southerly garden to the rear, perfect for family gatherings and outdoor activities.

## Key Features

- Spacious Detached Home
- 6 Good Sized Bedrooms
- 4 Bathrooms
- 2 Reception Rooms
- Southerly Rear Garden
- Ground Floor Cloakroom/WC
- Extensive Driveway Parking
- Integral Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property, with solid oak flooring and a staircase leading to the first floor.

#### CLOAKROOM

With solid oak flooring, white suite incorporating low flush WC, pedestal wash hand basin. There are half tiled walls.

#### LOUNGE

16'1" x 10'8" (4.90 x 3.25)

A front facing reception room featuring an "Adam" style fire surround incorporating a marble inset, hearth and a coal effect gas fire. Part glazed double doors to:

#### DINING ROOM

10'8" x 10'1" (3.25 x 3.07)

With French doors leading to the rear garden.

#### KITCHEN

14'9" x 9'1" widens to 10'1" (4.50 x 2.77 widens to 3.07)

This kitchen offers a comprehensive range of white fronted wall and base floor and wall units with wine rack and contrasting work surfaces; integrated appliances including stainless steel fronted electric oven, gas hob unit, extractor hood, stainless steel 1.5 bowl sink unit and plumbing for a washing machine. A window to the rear, door to the side and access to a storage cupboard.

### FIRST FLOOR ACCOMMODATION

### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

16'1" max x 10'8" (4.90 max x 3.25)

With fitted wardrobes, two windows to the front elevation and access to:

#### EN-SUITE

7'10" x 5'4" (2.39 x 1.63)

Fitted with a three piece white suite comprising plumbed shower cubicle, pedestal wash hand basin and a WC. There are tiled walls and a window to the side elevation.

#### BEDROOM 2

10'10" x 9'5" (3.30 x 2.87)

With fitted wardrobes, a window to the rear and access to:

#### EN-SUITE

5'9" x 5'4" (1.75 x 1.63)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a window to the rear elevation.

#### BEDROOM 3

8'8" x 7'11" (2.64 x 2.41)

With a window to the front.

#### BEDROOM 4

9'5" x 8'4" (2.87 x 2.54)

With a window to the rear.

#### BATHROOM

8'8" max x 7'7" (2.64 max x 2.31)

Incorporates a three piece suite comprising panelled bath with handheld mixer shower, pedestal wash hand basin a WC. There are tiled walls and a window to the side elevation.

### SECOND FLOOR ACCOMMODATION

### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 5

18'10" x 11'5" max to 7'7" (5.74 x 3.48 max to 2.31)

With fitted sliding wardrobes, a dormer style window to the front and a "Velux" skylight.

#### BEDROOM 6

18'10" x 10'10" max to 9'0" (5.74 x 3.30 max to 2.74)

With a window to the side elevation.

#### SHOWER ROOM

8'6" x 6'11" (2.59 x 2.11)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a "Velux" skylight.

### OUTSIDE

#### EXTERNAL

To the front of the property is an extensive block paved driveway offering excellent parking facilities and an EV charger. The rear garden enjoys a southerly aspect and includes a paved patio, lawn and timber fencing with some hedging to the boundaries.

#### GARAGE

15'8" x 8'10" (4.78 x 2.69)

An integral garage features an up and over door, light and power supply.

### 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 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, however there is currently a Finance Lease granted on the property.

## 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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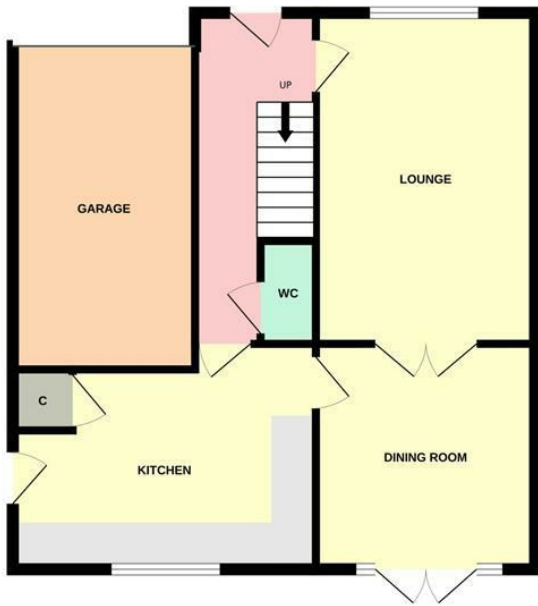
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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







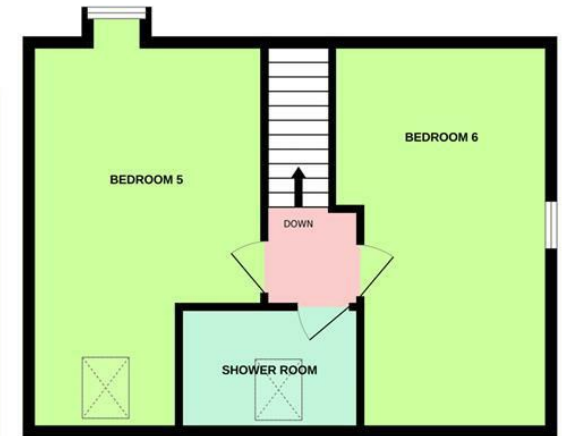
GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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