



Stockbridge Road, Elloughton, HU15 1HW  
£725,000

 Philip  
**Bannister**  
Estate & Letting Agents

# Stockbridge Road, Elloughton, HU15 1HW

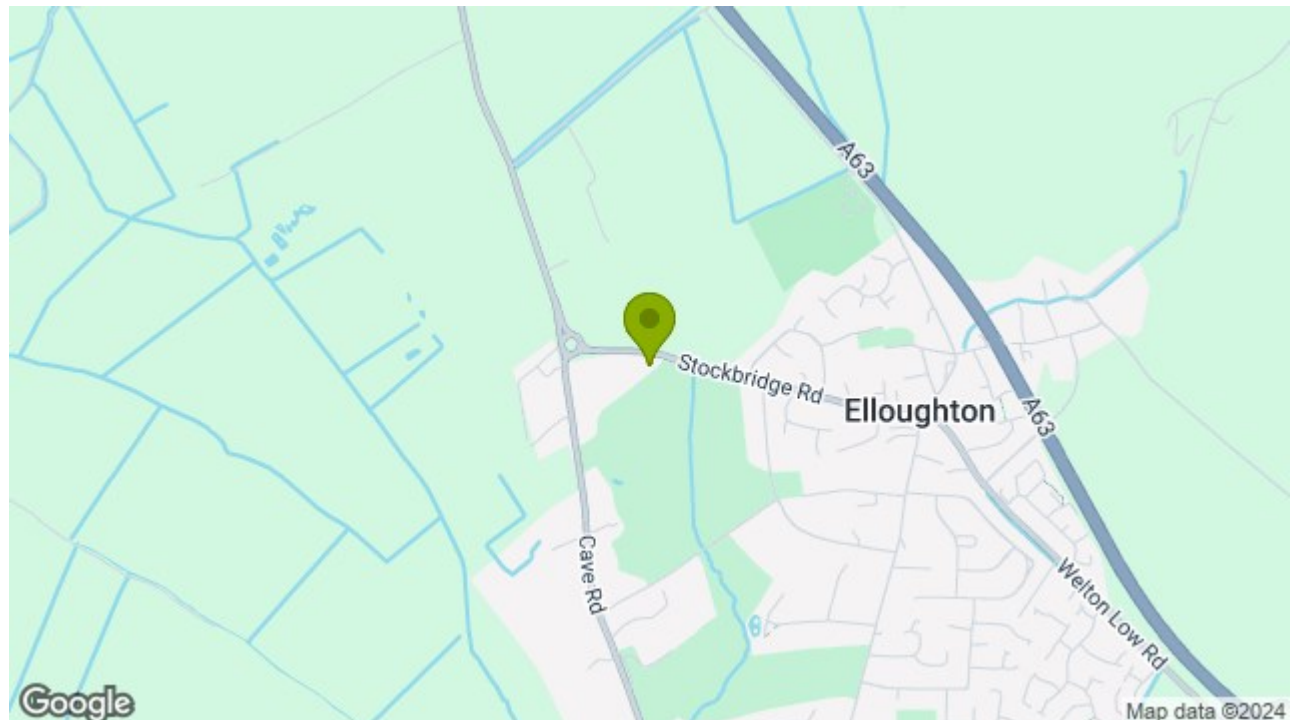
## Key Features

- NO CHAIN
- Exclusive Detached Bungalow
- Approx. 0.4 acres Overlooking Golf Course
- 3 Double Bedrooms
- En-Suite To Master
- Contemporary Shower Room
- Double Garage
- Extensive Parking
- Large First Floor Storage Area
- EPC=C / Council Tax = F

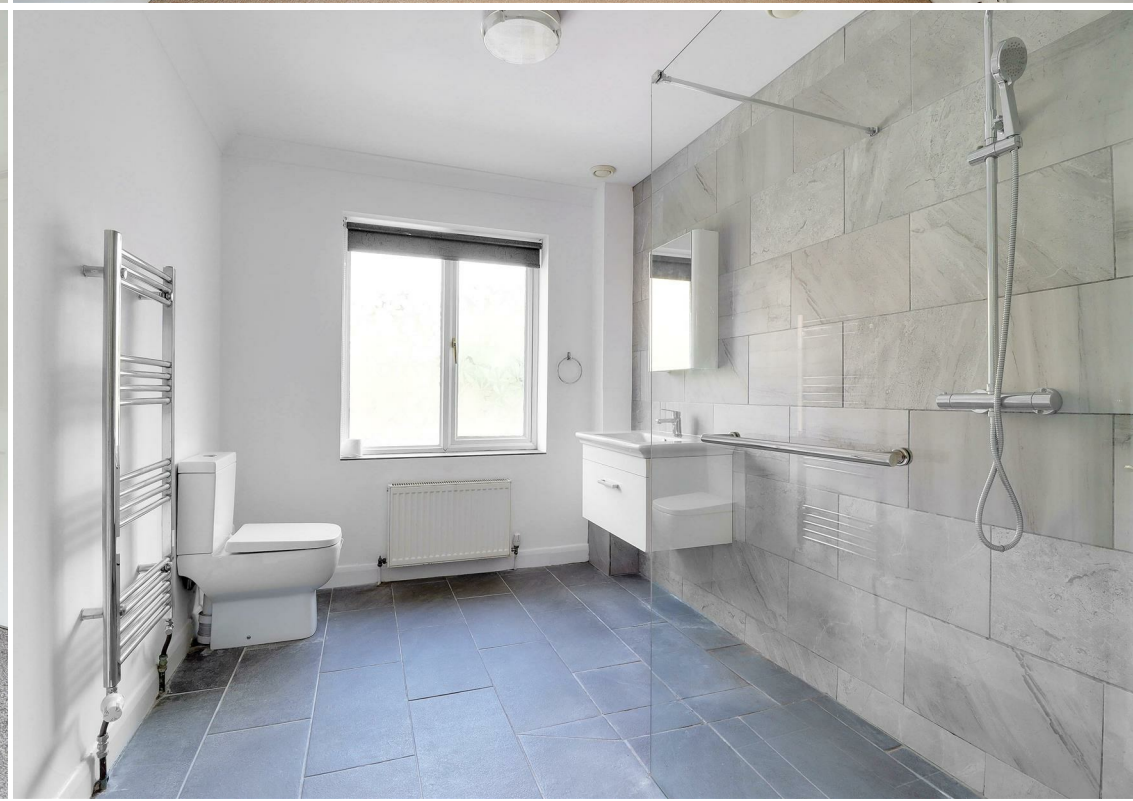
**NO CHAIN** - This spacious detached bungalow boasts an exclusive location adjoining Brough Golf Course, offering a serene and picturesque setting. Set on approximately 0.4 acres, the property provides generous internal accommodation approaching 1,900 square feet, along with a large loft space that presents an exciting opportunity for conversion into a principal bedroom suite, subject to consents. The home features an entrance hall leading to a welcoming reception hall, three double bedrooms, with the primary benefiting from an en-suite and a walk-in wardrobe. A modern shower room serves the remaining two bedrooms. The two formal reception rooms include a lounge with splendid views over the 6th Hole, enhancing the sense of luxury and relaxation within the home. The fitted breakfast kitchen is complemented by a separate utility room, useful office space, and a convenient WC.

Outside, the bungalow is surrounded by beautiful gardens, with a secluded decked terrace enjoying a desirable south-westerly aspect, perfect for outdoor entertaining. A generous driveway provides ample off-street parking and leads to a double garage with twin automated doors, ensuring convenient access. The property is ideal for those seeking a residence in a prime location, with the added advantage of no onward chain.

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>	72	81
(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		
England & Wales	EU Directive 2002/91/EC	







## 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 has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in 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.

## ACCOMMODATION

The accommodation is arranged over a single storey, with the potential of converting the first floor (subject to consents).

## GROUND FLOOR

### ENTRANCE HALL

4'10" x 17'7" (1.47 x 5.36)

Allowing access to the property, staircase to first floor storage area, double doors opening to:

### RECEPTION HALLWAY

14'2" x 6'11" (4.32 x 2.11)

Narrowing to the inner hallway, with useful storage cupboard.

### BREAKFAST KITCHEN

16'10" x 11'4" (5.13 x 3.45)

Fitted with a range of wall and base units mounted with complimentary work surfaces, tiled splashbacks, stainless steel sink unit, integrated oven, hob, microwave and fridge. There is space and plumbing for a dishwasher, windows to two sides and ample space for a breakfast table.

## UTILITY ROOM

10'2" x 15'11" (3.10 x 4.85)

Fitted with wall and base units mounted with complimentary work surfaces, tiled splashbacks and a sink unit. There are further fitted units and a desk area. A door leads from the driveway.

## CLOAKROOM/WC

With a two piece white suite comprising WC and wash hand basin.

## DINING ROOM

13'7" x 11'5" (4.14 x 3.48)

With views over Brough Golf Course and double doors to:

## LOUNGE

18'10" x 16'3" (5.74 x 4.95)

A spacious reception room with an electric fire within a feature fireplace, two wall lights, French doors a series of windows enjoying panoramic views of Brough Golf Course.

## BEDROOM 1

13'6" x 13'7" (4.11 x 4.14)

A spacious double bedroom with views towards Brough Golf Course and a large walk-in wardrobe.

## EN-SUITE

6'5" x 7'8" (1.96 x 2.34)

Fitted with a three piece suite comprising WC, hand basin mounted within vanity unit and shower cubicle.

## BEDROOM 2

10'2" x 14'9" (3.10 x 4.50)

A second double bedroom.

## BEDROOM 3

13'5" x 11'9" max (4.09 x 3.58 max)

A further double bedroom with access to a Jack & Jill shower room.

## SHOWER ROOM

10'2" x 7'9" (3.10 x 2.36)

The modern shower room is fitted with a three piece white suite comprising WC, wall hung wash basin and a large walk-in shower enclosure.

## DOUBLE GARAGE

20'1" x 19'2" (6.12 x 5.84)

With two up and over doors to the front, double doors to an external decking

## FIRST FLOOR

### LOFT/STORE

38'5 x 13' (11.71m x 3.96m)

A staircase from the entrance hall leads to a partially converted loft space. It would make an ideal master bedroom suite (subject to consents) and features three Velux windows.

## OUTSIDE

The plot extends to approximately 0.4 acres and is majority lawned with planting beds and shrubs. A private driveway leads to the property and provides access to the double garage. A secluded composite decked terrace sits to the rear of the garage. An extensive driveway provides excellent off street parking to the front of the property.

## DOUBLE GARAGE

With two individual automated up and over doors, light and power. There is a door leading from the entrance hall and French doors opening to the composite decking to the rear.



## 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.

## COVENANT

The owners will be inserting a covenant in to the sale relating to the depth of the shrubbery at the front of the property.

## 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

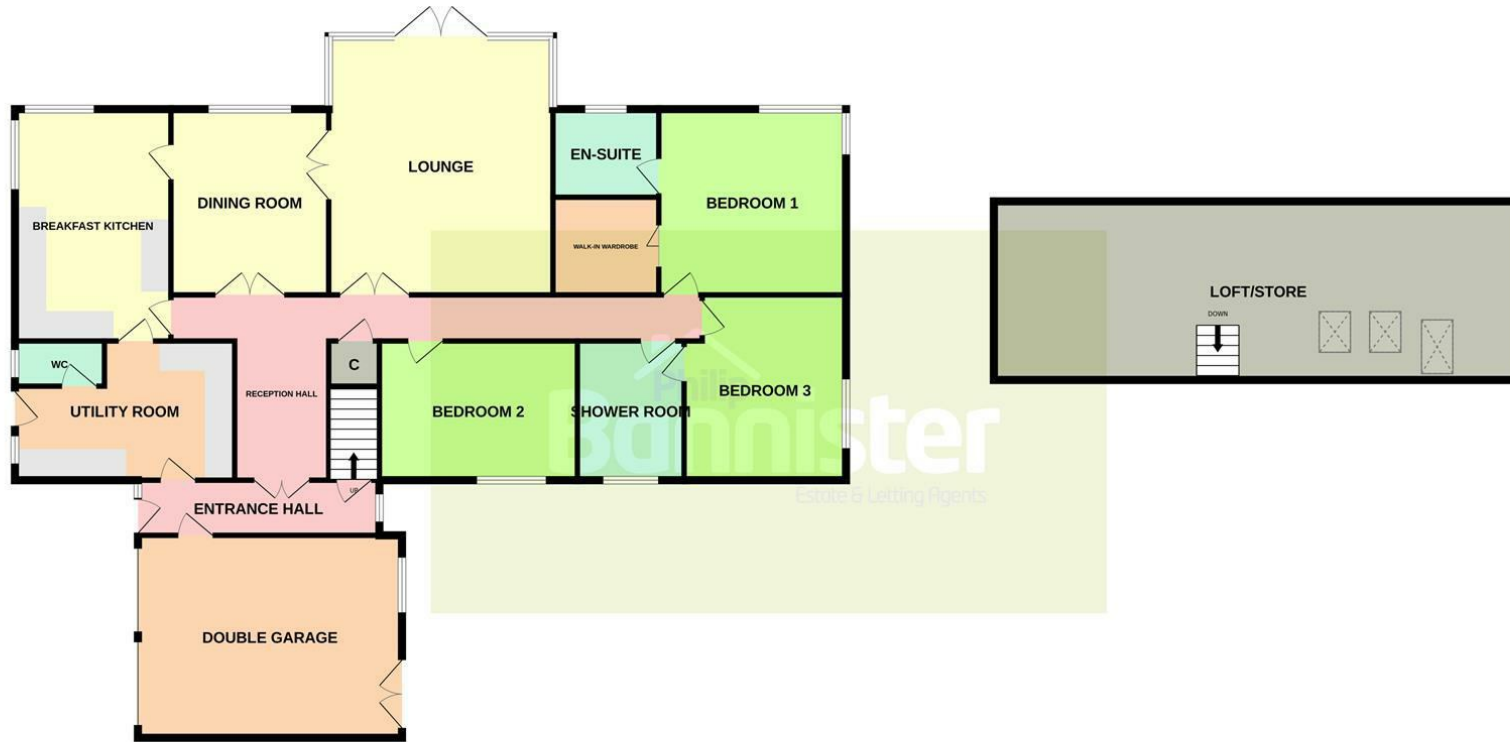






GROUND FLOOR  
1872 sq.ft. (173.9 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq.ft. (220.1 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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