



**Beaver Lodge, 18
Dale Road | Elloughton | HU15 1HY**

Beaver Lodge, 18, Dale Road, Elloughton

NO CHAIN - Beaver Lodge is a spacious and adaptable 4-bedroom house situated on Dale Road in Elloughton. Nestled on a generous 0.3 acre plot, this property presents an excellent opportunity for those seeking a versatile home with the potential to personalise and update according to their preferences.

The house features 4 well-proportioned bedrooms, offering ample space for a growing family or accommodating guests. A generous lounge overlooks the rear garden and double doors open to a dining room. In addition to the bedrooms there are 3 bath/shower rooms, a kitchen, utility room and boot room. With a general update, the property can be transformed into a modern and comfortable living space, tailored to individual needs.

An appealing aspect of Beaver Lodge is its double garage, which boasts a mezzanine floor. This additional space opens up exciting possibilities, such as creating a self-contained annex, providing options for extended family living.*



Key Features

- NO CHAIN
- Versatile 4 Bedroom Home
- Extremely Desirable Location
- Approx. 0.3 Acres Grounds
- Double Garage With Potential Annex*
- 3 Bath/Shower Rooms
- Large Driveway With Extensive Parking
- Property Requires General Update
- Huge Potential To Create A Fabulous Home
- ER - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A central entrance hall provides access to the property. There is a turning staircase leading to the first floor accommodation.

LOUNGE

11'11 x 22'10 (3.63m x 6.96m)

A spacious reception room which spans the width of the property at the rear. The room enjoys views over the garden with a sliding door opening to a patio area, a deep bow window with window seat and a feature fireplace. Glazed double doors open to:

DINING ROOM

12'4 x 10'3 (3.76m x 3.12m)

Accessed from the lounge or hallway, with ample space for a dining suite. A door leads to the side of the property.

BEDROOM 4/STUDY

10'3 x 12'2 (3.12m x 3.71m)

A versatile space which can be utilised as the 4th bedroom, study or a children's playroom.

SHOWER ROOM

5'11 x 7' (1.80m x 2.13m)

The shower room is fitted with a three piece suite comprising WC, wash basin and a shower corner enclosure. There are partially tiled walls.

KITCHEN

9'10 x 15'7 (3.00m x 4.75m)

The fitted kitchen comprises a range of wall and base units which are mounted with tiled worksurfaces beneath a splashback. There is a stainless steel sink unit, integrated double oven/grill, microwave and ceramic hob.

UTILITY ROOM

9'10 x 6'10 (3.00m x 2.08m)

Positioned off the kitchen, there are fitted units, space and plumbing for an automatic washing machine, a wall mounted boiler and access to:

BOOT ROOM

8'5 x 7'5 (2.57m x 2.26m)

A useful boot room with external access and an internal door leading to the double garage.

FIRST FLOOR

LANDING

A spacious landing with an abundance of natural light, connecting the first floor accommodation.

BEDROOM 1

11'11 x 11'11 (3.63m x 3.63m)

A spacious master bedroom with a wall of fitted wardrobes and superb garden views.

EN-SUITE

4'6 x 8'3 (1.37m x 2.51m)

Fitted with a three piece suite comprising WC, shower enclosure and a vanity wash basin within a fixed unit. There is tiling to the walls and a Velux skylight.

BEDROOM 2

16'7 x 9'8 (5.05m x 2.95m)

A double bedroom with fitted wardrobes and drawers. A Velux skylight and access to eaves storage.

BEDROOM 3

9'10 x 8'2 (3.00m x 2.49m)

A good sized single bedroom with access to eaves storage

BATHROOM

7'3 x 8'3 (2.21m x 2.51m)

The family bathroom is fitted with a four piece suite comprising WC, wash basin, bath and a bidet. There is tiling to the walls and a Velux skylight.

OUTSIDE

The ground are approximately 0.3 Acres Grounds.

DOUBLE GARAGE & MEZZANINE

19'7 x 21'6 (5.97m x 6.55m)

The large double garage features two individual up and over doors in addition to a rear personnel door. A staircase leads to a mezzanine floor. The garage offers excellent potential for conversion to a self contained annex (*subject to appropriate consents).

DRIVEWAY & PARKING

A driveway leads from Dale Road and provides extensive off street parking.











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 sealed unit double glazing.

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.

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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.







GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.

1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 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.

Made with Metropix ©2023

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they 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 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Telephone: 01482 668663
info@philipbannister.co.uk

