



Ash Avenue, Elloughton, HU15 1LF  
£260,000

Philip  
**Bannister**  
Estate & Letting Agents

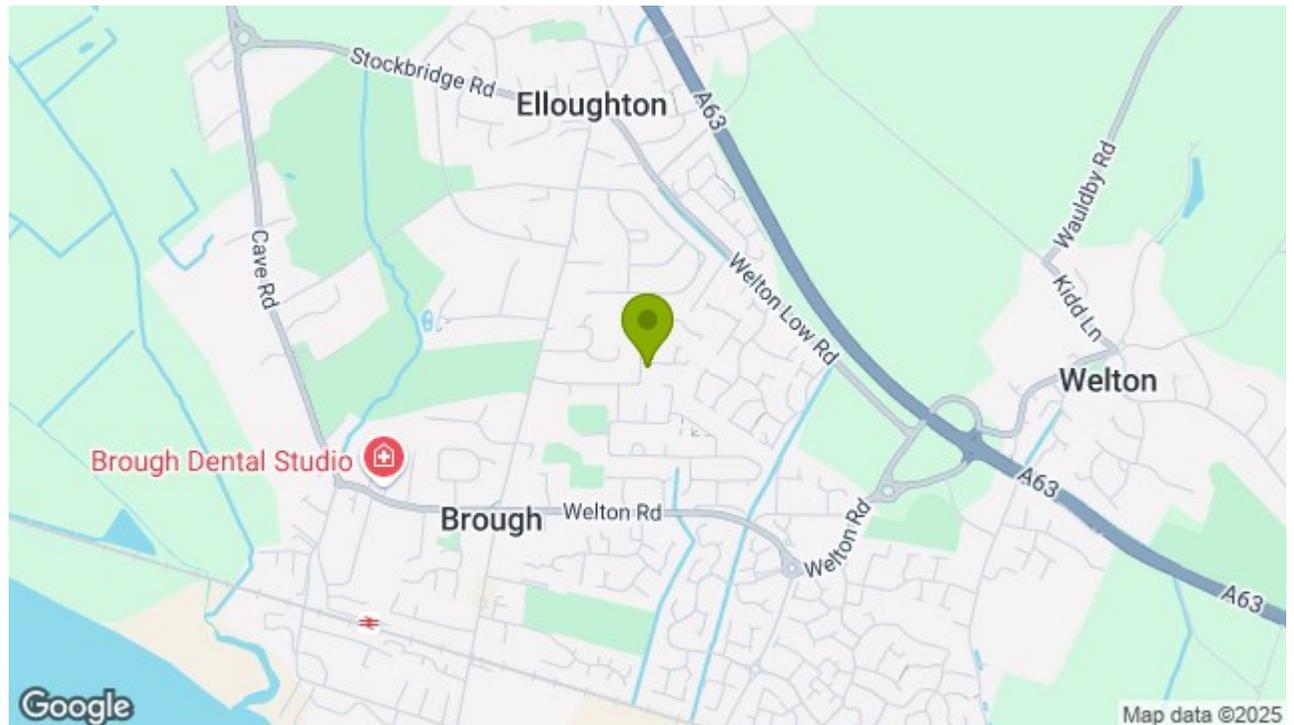
# Ash Avenue, Elloughton, HU15 1LF

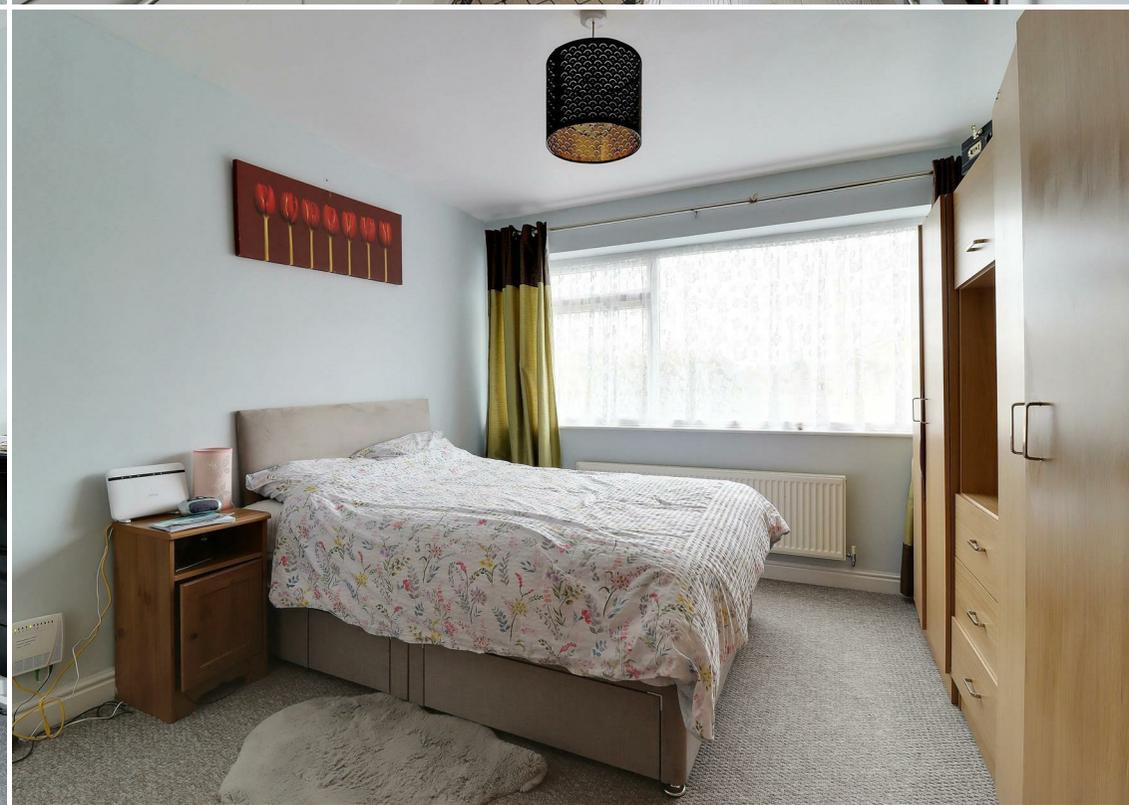
This semi-detached true bungalow offers spacious two double-bedroom accommodation, perfectly suited for comfortable living. Situated on a desirable corner plot, the property boasts gardens on three sides, including a sunny, southerly-facing rear garden ideal for outdoor relaxation. Thoughtfully extended to the rear, it features a welcoming entrance hall, two well-proportioned double bedrooms, a lounge leading into a bright and airy garden room, a modern fitted kitchen, and there is a bathroom. Completing the package are a large detached garage and driveway parking, providing both convenience and practicality.

## Key Features

- Semi-Detached True Bungalow
- 2 Double Bedrooms
- Extended To The Rear
- Lounge & Garden Room
- Southerly Rear Garden
- Modern Fitted Kitchen
- Gardens To 3 Sides
- Large Detached Garage
- Corner Plot Position
- EPC = TBC / Council Tax = B

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is access to the internal accommodation and a built-in meter cupboard.

#### LOUNGE

15'6 x 11'3 (4.72m x 3.43m)

Positioned towards the rear of the property, this reception room features a living flame gas fire within a timber mantle and a marble effect hearth and backplate. Opening to:

#### GARDEN ROOM

9'2 x 8'8 (2.79m x 2.64m)

A fabulous addition to the rear of the property with windows overlooking the garden. A door leads out to the rear.

#### KITCHEN

7'3 x 9'4 (2.21m x 2.84m)

A modern fitted kitchen with a range of shaker style wall and base units which are mounted with complementary worksurfaces and matching splashbacks. There is a stainless steel sink unit beneath a window to the rear, integral appliances include an electric oven, gas hob beneath an extractor hood, and a fridge freezer. There is space and plumbing for an automatic washing machine. There is a composite door leading to the side of the property.

#### BEDROOM 1

12'6 x 10'4 (3.81m x 3.15m)

A double bedroom with a window to the front elevation and a built-in storage cupboard.

#### BEDROOM 2

9'5 x 10'3 (2.87m x 3.12m)

A second double bedroom with fitted wardrobes and a window to the front elevation.

#### BATHROOM

5'3 x 7'6 (1.60m x 2.29m)

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower over. There is tiling to the walls, built-in cupboard and a window to the side elevation.

### OUTSIDE

There are gardens to three sides of the property. To the front there is a lawn with hedging to the perimeter. A garden gate with a footpath leads to the property and continues to the side and rear gardens which are mainly gravelled. The rear garden enjoys a southerly aspect and there is fencing to the perimeter.

### GARAGE

The detached garage is a generous size and features a roller shutter door in addition to a side personnel door. There is driveway parking to the front of the garage.

## 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 and timber frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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.

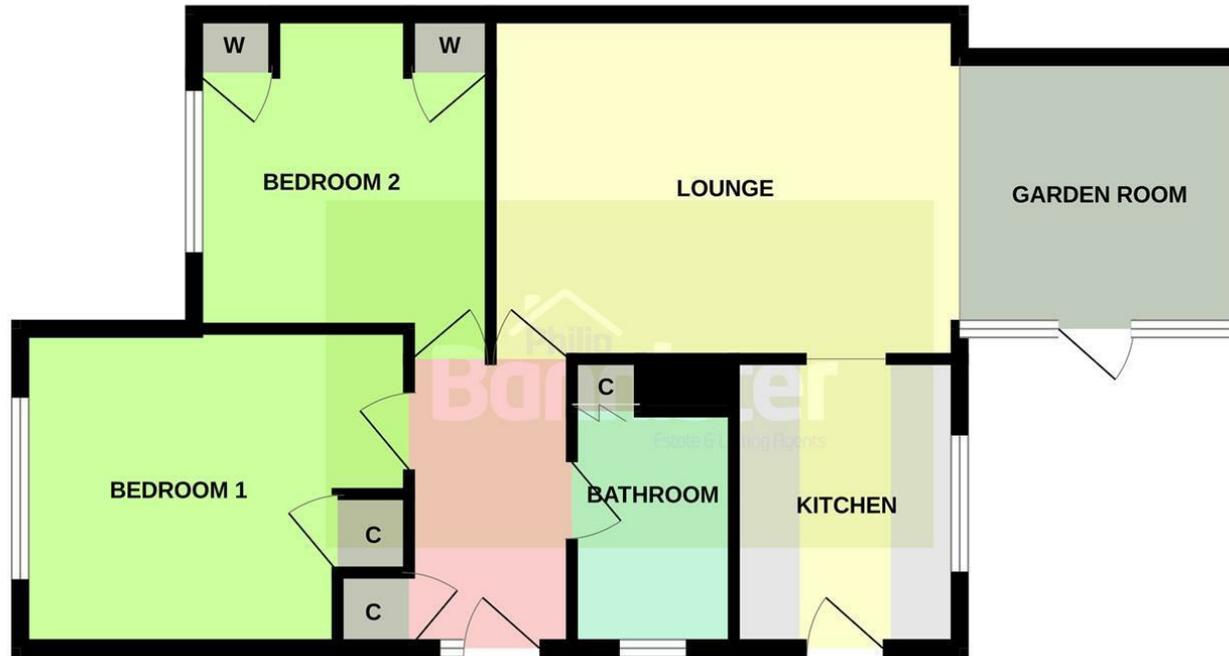
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 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  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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