



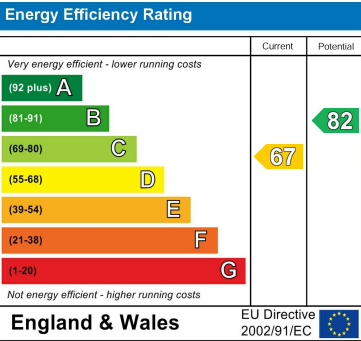
Oak Avenue, Elloughton, HU15 1LA
£275,000


**Philip
Bannister**
Estate & Letting Agents

Oak Avenue, Elloughton, HU15 1LA

Key Features

- 3 Bedroom Detached Home
- Move-In-Ready Accommodation
- Full Width Dining Kitchen
- Modern Bathroom
- Southerly Rear Garden
- Fitted Wardrobes To Bedroom 1
- Driveway & Garage
- Cul-De-Sac Location
- EPC = D
- Council Tax = C



This beautifully presented, move-in-ready three-bedroom detached home is situated in a cul-de-sac, offering both comfort and style. Recently updated, the property features a welcoming entrance hall with a cloakroom/WC, a bright bay-fronted lounge, and a spacious full-width dining kitchen with sliding patio doors that open to a southerly-facing rear garden. Upstairs, the primary bedroom boasts fitted mirrored wardrobes, complemented by two additional bedrooms and a modern house bathroom. Outside, a driveway provides ample parking and leads to an attached single garage, with well-maintained gardens at both the front and rear, perfect for family enjoyment and outdoor relaxation.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property through a residential entrance door, with a built-in cupboard, staircase to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wash basin with a tiled splashback.

LOUNGE

14'2" + bay x 10'10" (4.32m + bay x 3.30m)

An attractive bay fronted reception room with a feature fireplace housing a living flame gas fire.

DINING KITCHEN

8'6 widening to 13'3 x 16'11 (2.59m widening to 4.04m x 5.16m)

A full width dining kitchen which is fitted with a comprehensive range of modern shakers style wall and base units which are mounted with wood effect worksurfaces beneath a tiled splashback. There is a composite sink unit, integral appliances which include an electric oven, gas hob, extractor hood and a dishwasher. There is ample space for a dining table and sliding doors open to the rear garden.

FIRST FLOOR

LANDING

With window to the side elevation, built in cupboard and access to accommodation at the first floor level.

BEDROOM 1

11'8 + wardrobes x 8'10 (3.56m + wardrobes x 2.69m)

A double bedroom positioned to the front of the property, with fitted mirror fronted sliding wardrobes.

BEDROOM 2

9'3 x 10'0 (2.82m x 3.05m)

A second double bedroom which is positioned to the rear of the property.

BEDROOM 3

8'2 x 8'7 (2.49m x 2.62m)

A good sized third bedroom with a fitted cupboard over the stairwell.

BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and shower over. There are ceramic tiles to the walls and a frosted window to the rear.

OUTSIDE

To the front of the property there is a gravelled garden area with a tarmacadam driveway leading to the attached garage. The rear garden enjoys a southerly aspect and is lawned with herbaceous borders and a block paved patio adjoining the property.

GARAGE

A single garage with up and over door is attached to the side 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

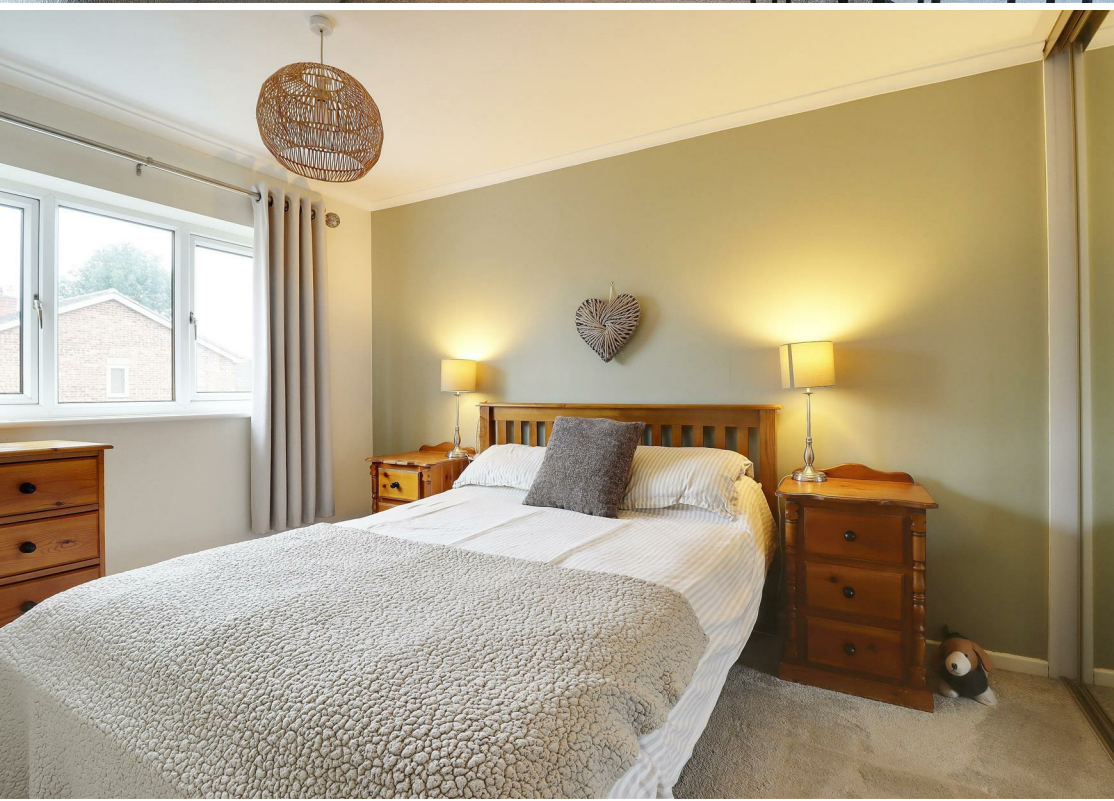
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Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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.

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



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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