



Littondale, Elloughton, HU15 1FB
Offers In The Region Of £165,000



Platinum Collection

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Situated within a very popular part of Elloughton, this 2 bedroom home is offered to the market with no onward chain. Ideal for the first time buyer or rental investor, benefitting from off-street parking and a secure rear garden. One not to miss.



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Key Features

- No Onward Chain
- Perfect Starter Home
- Ideal Buy-To-Let
- Sought-After Location
- Off Street Parking
- Viewing Highly Recommended
- Scope to Improve
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

ELLOUGHTON

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. 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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with stairs off.

LIVING ROOM

9'9" x 13'7" (2.98 x 4.16)

A generous living space with window to the front elevation and a feature fireplace housing an electric fire.

KITCHEN

3.91 x 2.61 (0.91m.27.74m x 0.61m.18.59m)

With a comprehensive range of wall and base units with laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Extractor Hood and an Electric Oven, Further benefitting from plumbing for an automatic washing machine, a window to the rear elevation, ample dining space and French doors to the rear elevation.

FIRST FLOOR;

BEDROOM 1

10'11" x 10'10" (3.33 x 3.32)

A bedroom of double proportions with sliding fitted wardrobes and a window to the front elevation.

BEDROOM 2

6'7" x 11'4" (2.01 x 3.46)

A generous bedroom with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin.

EXTERNAL;

FRONT

A driveway providing off-street parking for 2 vehicles.

REAR

A low maintenance rear garden with block paving and timber fencing.

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 replacement 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 B (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole

agents.

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.

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 independent 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.

AGENTS NOTES

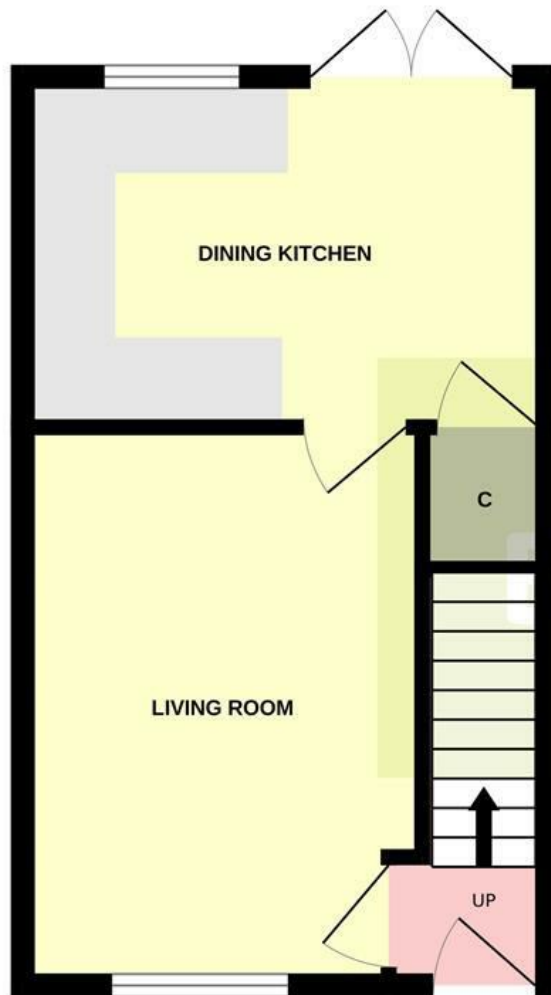
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necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves 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.

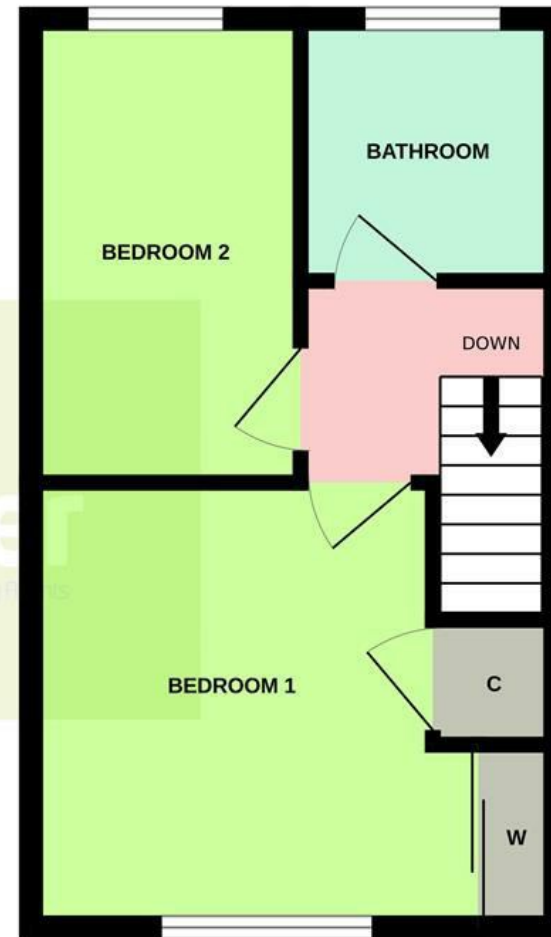
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

GROUND FLOOR



1ST FLOOR





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