



Lowerdale, Elloughton, HU15 1SD  
£285,000

  
**Philip  
Bannister**  
Estate & Letting Agents



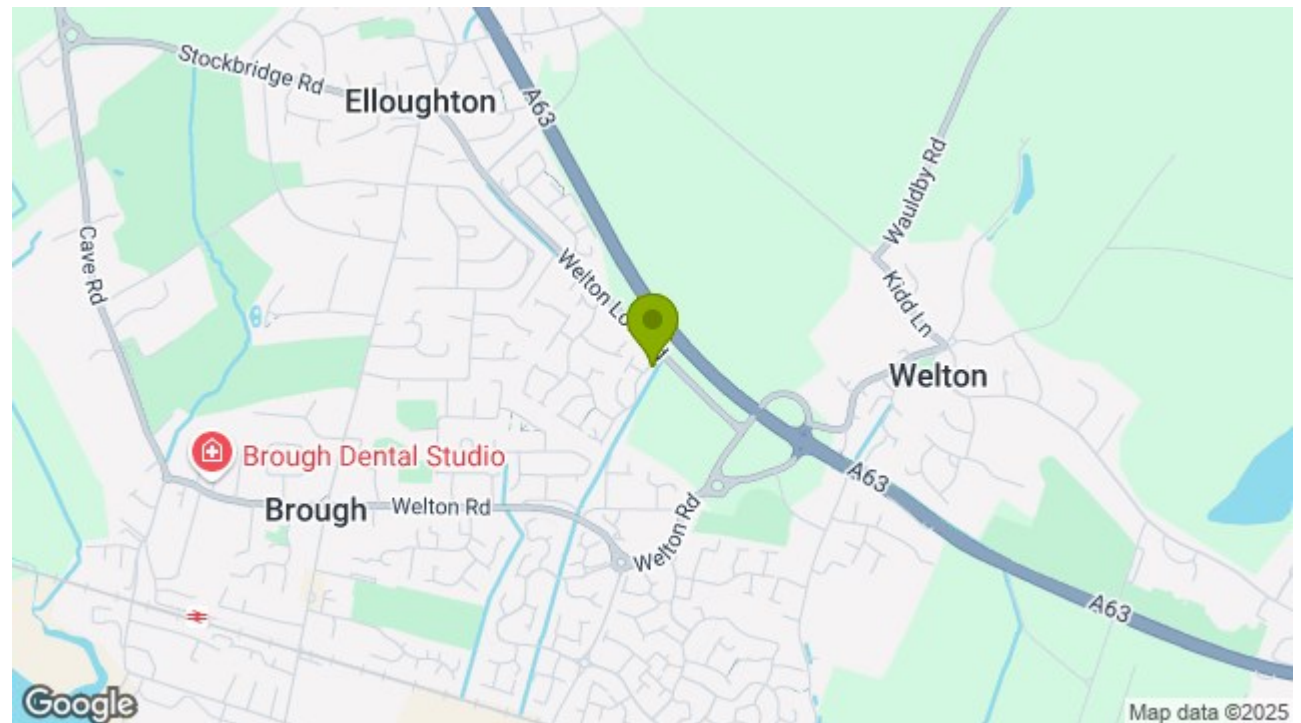
# Lowerdale, Elloughton, HU15 1SD

## Key Features

- Detached Family Home
- 3 Good Sized Fitted Bedrooms
- Full Width Dining Kitchen
- Fabulous Garden Room
- Contemporary Bathroom & En-Suite
- South Westerly Rear Garden
- Utility Room & WC
- Driveway & Garage
- Appealing Position Within Popular Development
- EPC = D / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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		

This beautifully extended detached family home is perfectly positioned on the fringes of a sought-after development, offering a desirable south-westerly rear garden. The inviting entrance hall leads to a cloakroom/WC, a bay-fronted lounge, and a stunning full-width dining kitchen with a separate utility room. A spacious garden room with a log-burning stove provides a cosy retreat. Upstairs, three generously sized fitted bedrooms include a primary suite with a modern en-suite, complemented by a luxurious family bathroom with a roll-top bath. Outside, a front lawn with mature trees, a hard-landscaped rear garden, and a driveway leading to a garage complete this exceptional home.









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

An open porch leads into the entrance hall, with a mosaic style tiled floor, a turning staircase to the first floor and a cupboard beneath.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and inset wash basin to vanity unit and a tiled splashback. There is a window to the front elevation.

#### LOUNGE

11'3" + bay x 13'2" (3.43m + bay x 4.01m)

The attractive bay fronted reception room features a central focal fireplace housing a modern electric fire.

#### DINING KITCHEN

9'5" x 18'7" (2.87m x 5.66m)

The full width dining kitchen features a range of high gloss wall and base units which are mounted with granite worksurfaces and matching upstands. A composite sink unit sits beneath a window to the rear and a number of integral appliances include an electric oven, ceramic hob beneath a extractor canopy, space for an American fridge freezer and a wine cooler. There is a granite breakfast bar, undercabinet lighting and a tiled floor throughout

#### UTILITY ROOM

6'5" x 5' (1.96m x 1.52m)

With space and plumbing for a washing machine and dishwasher. There is a wall mounted boiler and a door leading to the side of the property.

## GARDEN ROOM

10'4" x 17'2" (3.15m x 5.23m)

Enjoying views of the garden, with a log burning stove set in one corner and there are tiled floorcoverings, mounted uPVC double glazed units, and French doors leading to external terrace.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard.

#### BEDROOM 1

8'9" x 13'2" (2.67m x 4.01m)

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

#### EN-SUITE

The en-suite is fitted with a WC, wall hung wash basin and a dedicated walk-in shower area with a thermostatic shower. There is tiling to the walls and floor, large wall mounted mirror and a window to the front elevation.

#### BEDROOM 2

9'8" x 10'2" (2.95m x 3.10m)

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

#### BEDROOM 3

10'6" max x 8'4" max (3.20m max x 2.54m max)

The third bedroom has a wall of mirror fronted fitted wardrobes and a window to the rear elevation.

#### BATHROOM

The impressive family bathroom is fitted with a roll top bath and mixer shower, inset vanity unit and a WC. There is a heated towel rail, tiling to the walls and floor and a window to the front elevation.

## OUTSIDE

The front garden area tapers down to a point with a lawn and mature trees. A footpath leads to the entrance door. The rear garden is hard landscaped with a patio terrace extending immediately from the property. Enjoying a south westerly aspect with fencing and walls to the boundary.

### DRIVEWAY AND GARAGE

A driveway and garage is positioned to the rear of the property and features an up and over door, light and power. There is a personnel door to the side.

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







vitality 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.

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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





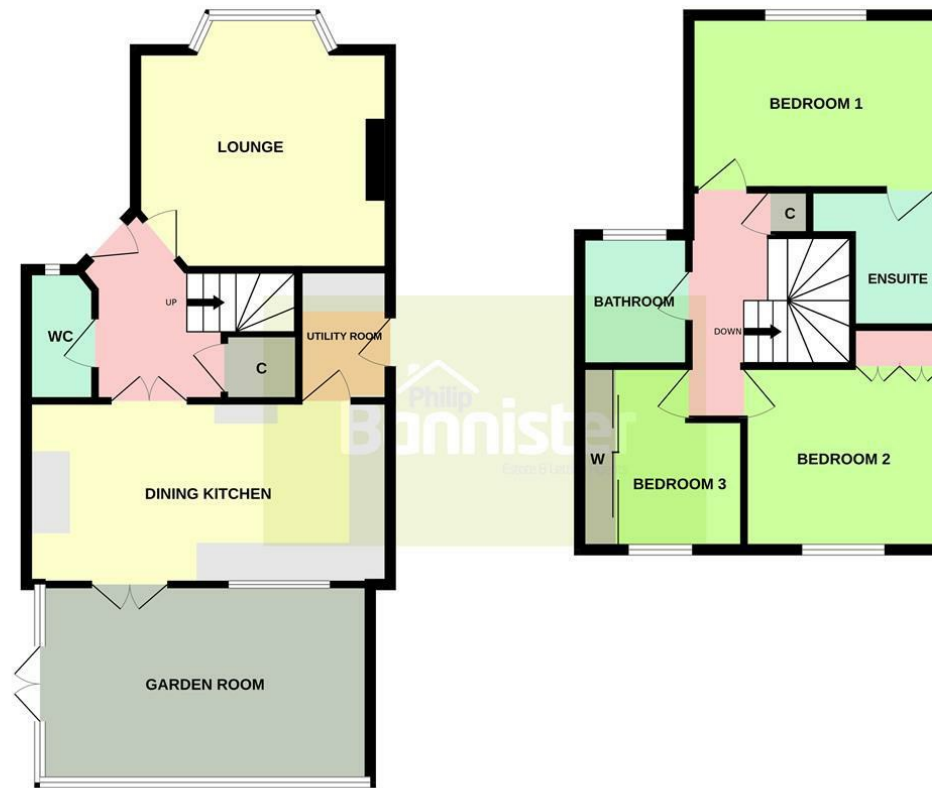






GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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