



Church Street, Elloughton, HU15 1HT  
Auction Guide £120,000

Philip  
**Bannister**  
Estate & Letting Agents

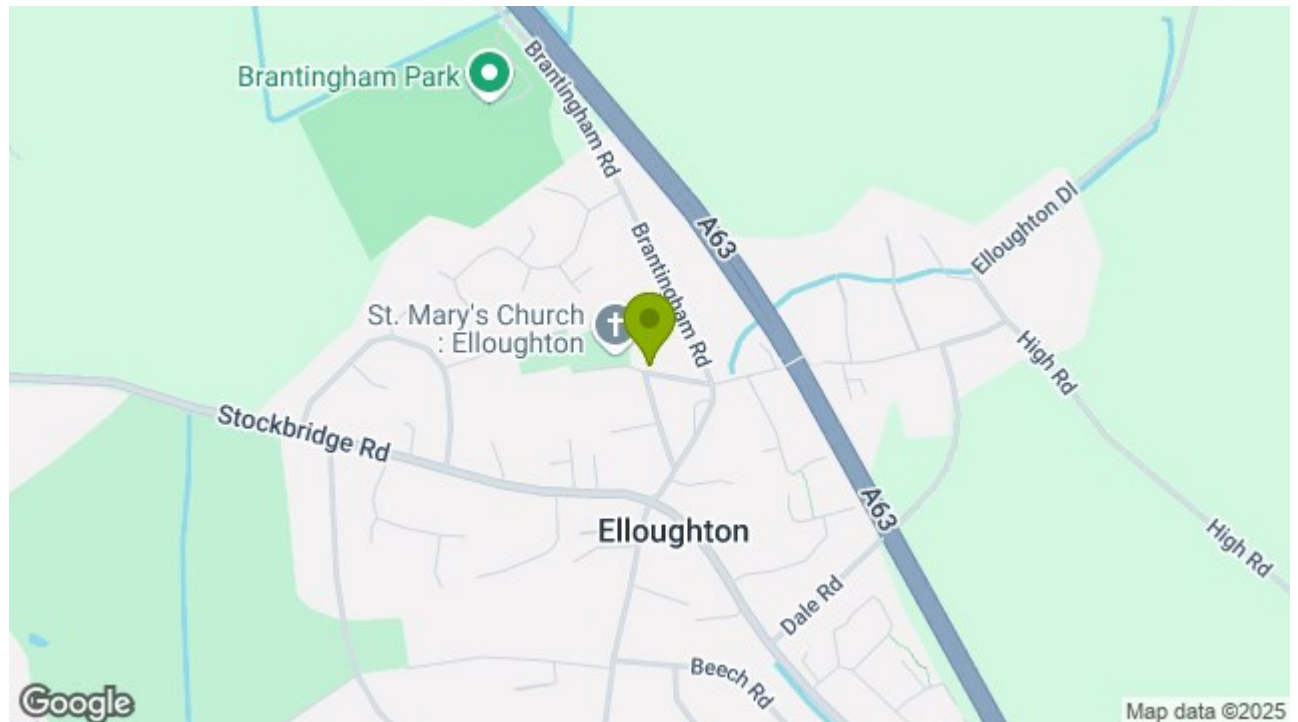
# Church Street, Elloughton, HU15 1HT

## Key Features

- No Onward Chain
- Delightful Country Cottage
- 1 Double Bedroom
- Filled With Charm, Character & Period Features
- Outbuilding & Log Store
- "Farmhouse" Kitchen
- Central Village Location
- Located Within Elloughton Conservation Area
- EPC = D
- For Sale by Modern Auction - T & C's apply • Subject to Reserve Price • Buyers fees apply • The Modern Method of Auction

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

NO CHAIN - Nestled in the heart of the village, just a stone's throw away from St Mary's Church, this delightful cottage seamlessly blends timeless character with modern comforts. The cosy yet interior features a charming lounge adorned with a multi-fuel stove, complemented by a delightful window seat, and a well-appointed kitchen boasting woodblock worktops and a classic butler sink. Ascending the stairs from the lounge unveils a tastefully designed bedroom, while the luxurious bathroom boasts a roll-top claw-foot bath with a convenient shower facility. The property also offers practical amenities with two outbuildings, one of which serves as a utility space equipped with plumbing and power. This cottage is a harmonious blend of historic allure and contemporary convenience, making it an unmissable gem in this picturesque village.





## AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### LOUNGE

12'0" x 12'5" (3.66 x 3.78)

Upon entering the property through a 'stable' there is this lovely reception room with delightful window seat, multi-fuel stove set within a recessed chimney breast, wood panel ceiling, fitted glass fronted display cabinet and door leading to the staircase.

#### BREAKFAST KITCHEN

13'7" x 5'2" (4.14 x 1.57)

Fitted with a bespoke 'farmhouse' kitchen comprising a range units mounted with solid wood worksurfaces, butler recessed sink unit with stylish copper mixer tap, breakfast bar, pantry cupboard, quarry tiled flooring, partial tiling to the walls, windows to the front, side and rear elevations and 'stable door' leading to the side of the property.

### FIRST FLOOR

#### BEDROOM

13'11" x 13'2" max (4.24 x 4.01 max)

A spacious double bedroom with vaulted ceiling, exposed timber flooring, a window to the front elevation and a skylight.

## BATHROOM

13'6" x 5'0" (4.11 x 1.52)

The luxurious bathroom is fitted with a three piece suite comprising a deep roll top claw foot bath with traditional style shower over, pedestal wash basin and W.C. There is a stylish radiator, inset spot lights and a window to side elevation.

## OUTBUILDINGS

The property is accessed via a footpath from Church Street. There is an outbuilding which offers power and plumbing for an automatic washing machine. A further outbuilding is ideal for a coal/wood store.

## 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 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

## AUCTION VIEWING

Viewings are conducted through Philip Bannister & Co. Please note that when booking a viewing at an auction property, your personal data—including your name, address, telephone number, and email address—will be shared with iamsold. Following the viewing, an auction specialist from their team will contact you to discuss the property.

## 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







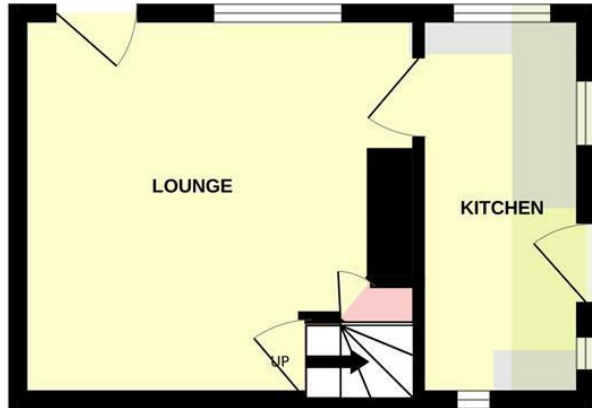


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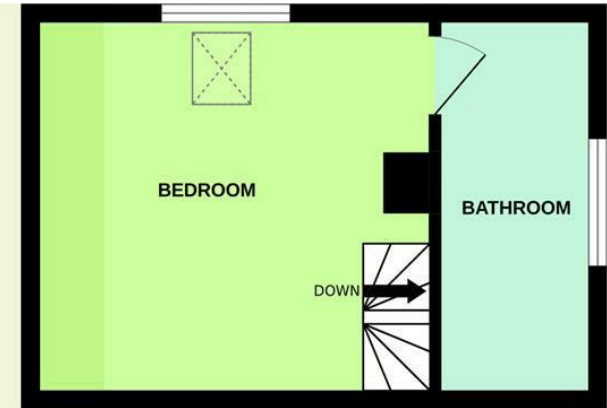




GROUND FLOOR



1ST FLOOR



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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