



Harthill Close, Elloughton, HU15 1FA
£400,000


**Philip
Bannister**
Estate & Letting Agents

Harthill Close, Elloughton, HU15 1FA

Offered with no onward chain, this attractive three-bedroom detached home is situated at the end of a private cul-de-sac in the heart of Elloughton. Built circa. 2015, the property boasts a welcoming entrance hall, bright and spacious bay-fronted lounge, a generous dining kitchen with integrated appliances and French doors opening to a westerly facing rear garden, along with a utility room and WC. Upstairs, there are three well-proportioned bedrooms including a primary bedroom with en-suite, plus a family bathroom. Externally, the home benefits from a block-paved driveway, detached garage, and a low maintenance westerly rear garden.

Key Features

- NO CHAIN
- Stunning Individual Home
- Secluded Private Cul-De-Sac
- Well Presented Throughout
- 3 Bedrooms
- Contemporary Fittings
- West Facing Rear Garden
- Driveway & Detached Garage
- EPC = B
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	





ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

This welcoming Entrance Hall is accessed beneath a recessed porch and features a staircase that leads to the first floor accommodation with a fitted storage cupboard beneath. There is a window to the side elevation and access to Cloakroom/WC facilities.

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and wash basin.

LOUNGE

13'9" x Bay x 14'1" (4.19 + Bay x 4.29)

A generous bay fronted reception with ample space for a living room suite and accompanying furniture.

DINING KITCHEN

18'9" x 9'11" (5.72 x 3.02)

The fabulous Dining Kitchen has French Doors opening to the rear garden. There are comprehensive range of wall and base units beneath contrasting worksurfaces and matching upstands. There is a stainless steel sink unit with mixer tap, integral appliances which include a fridge freezer and dishwasher, a double oven and 5 ring gas hob which sits beneath a chimney style extractor hood.

UTILITY ROOM

7'10" x 6'8" (2.39 x 2.03)

Adjoining the kitchen is this useful utility room, with matching units to those of the kitchen, worksurfaces with upstands, a stainless steel sink unit beneath window to the rear, plumbing for automatic washing

machine and space for a second undercounter appliance. A door leads to the side of the property.

FIRST FLOOR

LANDING

The large open landing provides a sense of space and gives access to the accommodation at first floor level.

BEDROOM 1

13'10" x 14'1" (4.22 x 4.29)

This attractive double Bedroom features intriguing angled ceilings to a dormer style window at the front. The Bedroom benefits from fitted furniture and En-Suite facilities.

EN-SUITE

Well appointed with a three piece suite comprising WC, inset wall hung vanity wash basin and a shower enclosure with tiling.

BEDROOM 2

11'9" x 9'11" (3.58 x 3.02)

The second double Bedroom with angled ceilings and a dormer style window to the rear elevation.

BEDROOM 3

8'5" x 11'0" (2.57 x 3.35)

An excellent sized third Bedroom with angled ceilings and a dormer style window to the rear elevation.

BATHROOM

7'10" x 6'10" (2.39 x 2.08)

The family Bathroom features a bath, wall hung inset vanity wash basin and a WC. There are angled ceilings with a dormer style window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is an extensive block paved driveway which leads to the garage.

REAR

The attractive rear garden is designed for low maintenance and enjoys a westerly aspect. There is a patio adjoining the property, artificial turf and fencing to the perimeter.

GARAGE

The garage features a remote electric door to the front and a personnel door from the rear garden. The garage is supplied with light and power.

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 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 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 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



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.
Made with Metropix ©2025

