



**Manor Drive, Elloughton, HU15 1JA**  
Offers Over £380,000



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Platinum Collection

## Manor Drive, Elloughton, HU15 1JA

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No Chain Involved .Situated in the sought-after village of Elloughton, this beautifully presented 4-bedroom detached home offers generous living spaces and a stylish finish.

A standout feature of the property is the impressive day room extension, flooded with natural light from a striking glass lantern roof and bi-folding doors that open onto the garden—perfect for modern family living and entertaining. A log-burning stove adds a focal point to this elegant space.

The ground floor also comprises a welcoming entrance porch, a hallway with cloakroom/WC, a separate lounge, a fitted kitchen, and a useful utility room.

Upstairs, the home offers four generously sized bedrooms and a family bathroom, making it ideal for family living.

Outside, the property enjoys mature, established gardens with a stunning Koi pond and a versatile garden room, ideal as a home office, studio or gym. A private driveway leads to an attached double garage with EV charger and additional gravelled parking, providing ample space for multiple vehicles.

The property is installed with a 15 panel solar system and battery storage, making it highly efficient home.



# Manor Drive, Elloughton, HU15 1JA

## Key Features

- No Chain Involved
- Extended Detached Home
- 4 Good Sized Bedrooms
- Stunning Day Room With Log Burning Stove
- Solar Panels With Battery Storage
- Spacious Lounge
- Kitchen & Separate Utility Room
- Established Garden With Garden Room & Koi Pond
- Driveway & Double Garage
- Council Tax = D / EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	81	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door. The porch has windows to the front and side elevations and an internal door to:

#### ENTRANCE HALL

A welcoming entrance hall with a staircase leading to the first floor accommodation. There is decorative half height wall panelling and access to the internal accommodation.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is half height wall tiling and a tiled floor.

#### LOUNGE

An attractive front facing lounge with a wall of fitted cupboards and display units. There is a window to the front elevation.

#### KITCHEN

The kitchen comprises a comprehensive range of solid wood wall and base units which are mounted with wooden worksurfaces beneath a tiled splashback. A Belfast sink sits beneath a window to the rear and there is a freestanding range cooker beneath a concealed extractor hood.

#### UTILITY ROOM

Fitted with solid wood wall and base units mounted with wooden worksurfaces beneath a tiled splashback. There is space and plumbing for an automatic washing machine, a window to the side

elevation and a stable style door leading to the rear. An internal door leads to the garage.

#### DAY ROOM

A stunning addition to the side of the property with bi-folding doors opening to the garden. Set beneath a roof lantern, there is space for living and dining suites. To one corner there is a fabulous log burning stove.

#### STUDY AREA

A versatile space which is currently utilised as a study area, having a window to the side elevation and opening to the day room.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation.

#### BEDROOM 2

A second double bedroom with decorative panelling and a window to the rear.

#### BEDROOM 3

A good sized third bedroom with part panelled walls and a window to the rear.

#### BEDROOM 4

With a window to the side elevation.

#### BATHROOM

Fitted with a four piece suite comprising WC, twin wash basins and a panelled bath with a matching glazed screen and a thermostatic shower over. There

is partial tiling to the walls, a heated towel rail and a storage cupboard above the stairwell.

### OUTSIDE

#### FRONT

To the front of the property there is a concrete driveway which provides off street parking and leads to a double garage. A gravelled frontage has the potential to be utilised as additional parking.

#### GARDEN

To the side of the property lies a beautifully landscaped garden, where a decked terrace adjoins the day room, creating a seamless indoor-outdoor flow. Just beyond the decking, a stunning koi pond forms the focal point of the garden, framed by mature planting and decorative gravel. At the rear of the property, there is a secluded patio area finished with porcelain tiling.

#### GARDEN ROOM

This superb garden room provides a versatile space which would make an ideal home office or gym. Installed with light, power and an electric heating, there are bi-folding doors leading out to a porcelain patio.

#### DOUBLE GARAGE

The attached double garage features a remote operated shutter door, light and power. There is a personnel door leading from the utility room. An EV charger is mounted to the external wall of the garage.

#### SOLAR PANELS & BATTERY STORAGE

This property benefits from a recently installed 15-panel solar power system, designed to maximise energy efficiency and reduce costs. Complemented



by battery storage, the system allows for the capture, use and storage of solar energy. An integrated EV charger adds further convenience for electric vehicle owners.

## 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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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

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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 Building 1



Ground Floor Building 2



First Floor Building 1

Approximate total area<sup>(1)</sup>  
1962 ft<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**Philip**  
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Estate & Letting Agents

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