



Manor Drive, Elloughton, HU15 1JA
Offers Over £240,000


**Philip
Bannister**
Estate & Letting Agents

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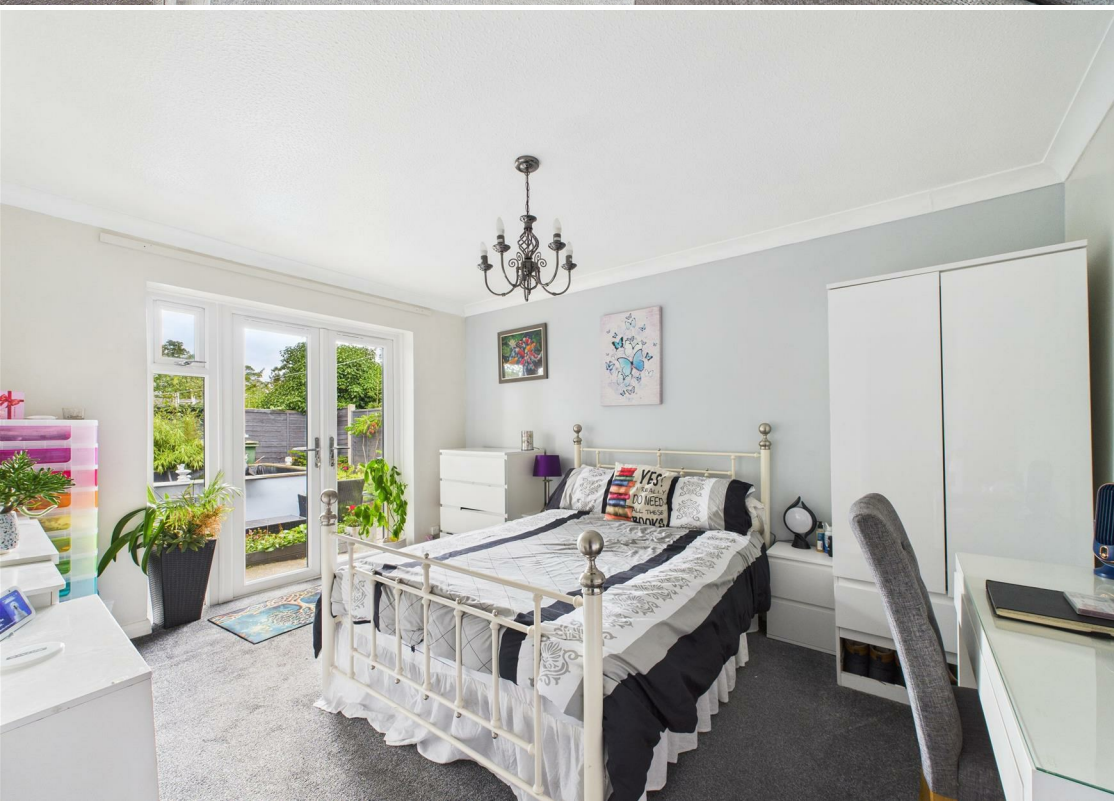
Occupying a cul-de-sac position with a private westerly-facing garden, this versatile three-bedroom detached bungalow offers well-presented accommodation. The layout includes an entrance hall opening to a fitted kitchen, two ground-floor double bedrooms, a modern shower room and a spacious lounge with a multi-fuel stove. Upstairs, a flexible room provides the option of a third bedroom or second sitting room. Outside, a long side driveway offers ample parking and leads to a detached garage, while the low-maintenance rear garden features a raised Koi pond, which can be removed at the buyer's request.

Key Features

- Detached Bungalow
- 2 Ground Floor Bedrooms
- Versatile 1st Floor Bedroom/Reception Room
- Recently Fitted Shower Room
- Private Westerly Garden
- Large Drive & Detached Garage
- Cul-De-Sac Location
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 property is arranged over two floors with the ground floor being wheelchair accessible and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property via a residential entrance door which leads to the hallway and internal accommodation. An opening leads to:

KITCHEN

The fitted kitchen comprises a range of white fronted wall and base units mounted with contrasting worksurfaces beneath splashboards. There is a stainless steel sink unit beneath a window to the front elevation and integral appliances which include an electric oven, gas hob and extractor hood. There is space and plumbing for an automatic washing machine and space for an American fridge freezer.

LOUNGE

A spacious front facing reception room with a reclaimed brick feature fireplace housing a multi-fuel burning stove, a window is to the front elevation and a staircase leads to the first floor.

SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC and vanity wash basin set within a fixed vanity unit and a glazed shower cubicle with a thermostatic shower. There are splashboards to the walls and a window to the side elevation.

BEDROOM 1

A generously proportioned double bedroom with French doors leading to the rear garden.

BEDROOM 2

A second double bedroom with a window to the rear elevation.

FIRST FLOOR

BEDROOM/RECEPTION ROOM

A useful first floor space which could be utilised as a bedroom, games room or a further reception room. With 3 skylights and fitted cupboards.

OUTSIDE

FRONT

To the front of the property there is a garden area with slate chippings and a mixture of shrubs. A gravel area provides the potential for additional parking.

REAR

The rear garden enjoys a westerly aspect and is designed for low maintenance with a patio area, gravel and planting beds. A raised Koi pond sits centrally, however the owners have advised that they are willing to dismantle the pond at a buyers request.

DRIVEWAY & GARAGE

A side driveway offers parking for several vehicles and leads to a detached brick garage which features light and power supply.

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 PVCu double glazed frames

COUNCIL TAX - We believe the property lies within Band C (East Riding Of Yorkshire Council). 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.

AGENTS NOTE - The agents 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.

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.

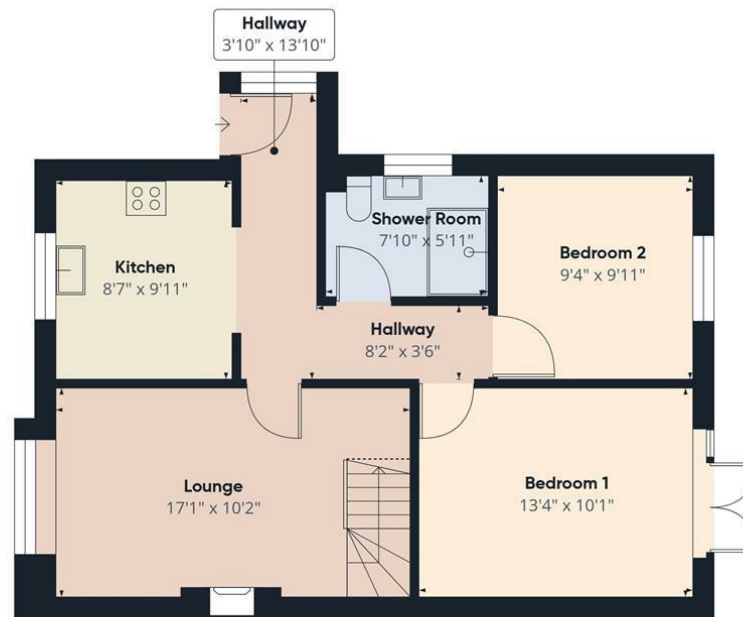
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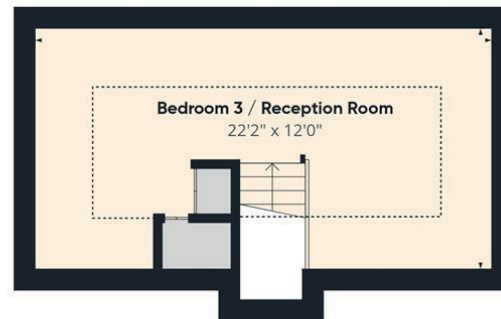
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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



First Floor



Approximate total area⁽¹⁾

874 ft²

Reduced headroom

153 ft²

(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.

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