

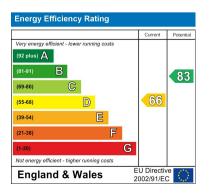
**Hunter Road, Elloughton, HU15 1LG** £250,000



# Hunter Road, Elloughton, HU15 1LG

# **Key Features**

- no chain
- Extended Detached Bungalow
- 2 Double Bedrooms
- Excellent Sized Southerly Rear Garden
- Spacious Front Facing Lounge
- Modern Shower Room
- Modern Kitchen
- Ample Driveway Parking & Garage
- EPC = D
- Council Tax = C



NO CHAIN - Located in a popular and convenient part of Elloughton, this spacious and extended detached bungalow is offered to the market with no onward chain and boasts a southerly-facing garden that enjoys excellent privacy. The accommodation features an entrance hall, an extended front-facing lounge with plenty of natural light, two generously proportioned double bedrooms, bedroom one having fitted furniture, a sleek modern kitchen, a conservatory that connects the home to the garden, and a contemporary shower room. Externally, the property continues to impress with extensive block-paved parking that continues along the side of the bungalow to a detached garage. The rear garden is a real highlight—mainly laid to lawn with an additional section beyond, perfect for creating a vegetable plot.









#### **ACCOMMODATION**

The property is arranged over a single storey and comprises:

# **GROUND FLOOR**

#### **ENTRANCE HALL**

Allowing access to the property through a residential entrance door. The hallway has an internal door leading to:

#### LOUNGE

The extended lounge is an excellent size and features an electric fire within a marble backplate and hearth. The extended front bay window allows plenty of natural light.

## **KITCHEN**

The well appointed kitchen is fitted with a range of high gloss wall and base units which are mounted with contrasting worksurfaces and matching splashbacks. A stainless steel sink unit is beneath a window to the side elevation and integral appliances include an oven and a gas hob beneath an extractor hood. There is space and plumbing for an automatic washing machine and space for a fridge freezer. A door leads to the driveway.

#### **INNER HALL**

With a built-in cupboard and access to:

#### **BEDROOM 1**

A double bedroom with a range of fitted furniture to include wardrobes, overhead cabinets and bedside tables. There is also a wall of built-in mirror fronted wardrobes and a window to the rear.

#### BEDROOM 2

A second double bedroom with sliding doors opening to:

# **CONSERVATORY**

 $\ensuremath{\mathsf{A}}\xspace$  uPVC conservatory overlooking the garden with French doors leading out.

#### OUTSIDE

#### **FRONT**

To the front of the property there is curved gravelled area and an extensive block paved driveway providing ample off street parking. A pair of wrought iron gates lead to a side driveway which continues to a garage.

## REAR

The rear garden is an excellent size and enjoys a southerly aspect. Adjoining the property is a paved patio with a large lawn beyond flanked by bushes to one side. A footpath leads from the property through a timber archway to a further area of garden which would make an ideal vegetable plot. There is blockwork shed to the rear of the garage.

#### **GARAGE**

A prefabricated garage sits at the end of the driveway and provides twin timber doors, light and power. A personnel door leads from the garden.

#### **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.

 ${\sf DOUBLE}$  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 C. (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.

#### ΩМІ

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

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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











