



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


**Philip
Bannister**
Estate & Letting Agents

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

A 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.

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.

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 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







Approximate total area^m
733 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

