



Elloughton Road, Brough, HU15 1AE
£300,000


**Philip
Bannister**
Estate & Letting Agents

Elloughton Road, Brough, HU15 1AE

Key Features

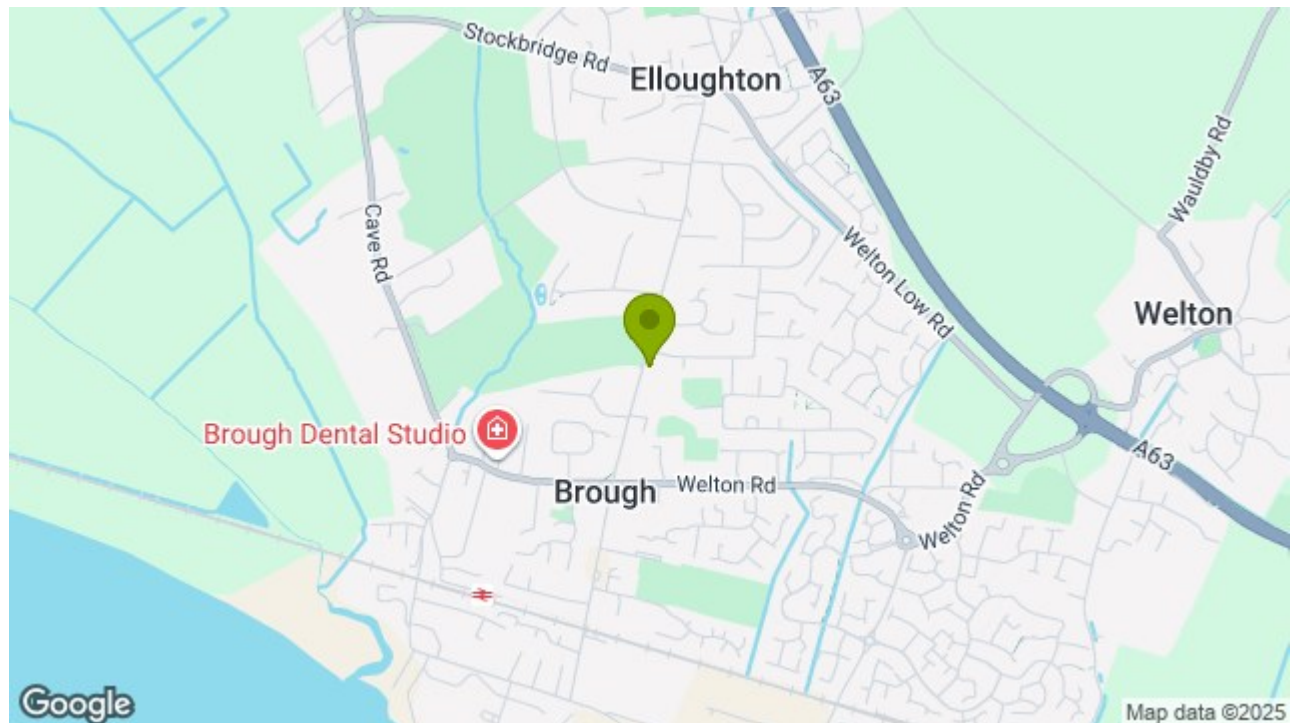
- *** £10,000 DEPOSIT ALLOWANCE ***
- Vastly Extended Semi-Detached Home
- Stunning Open Plan Living Dining Kitchen With Bi-Folding Doors & Lantern
- Separate Utility Room
- Cosy Lounge With Log Burning Stove
- 3 Bedrooms (2 Fitted) + Boarded Loft Space
- Contemporary Shower Room
- Extensive Off Street Parking
- Landscaped Private Rear Garden
- Council Tax = B / EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

*** £10,000 DEPOSIT ALLOWANCE *** An impressive three-bedroom semi-detached home featuring a substantial rear extension that creates a stunning open-plan living, dining, and kitchen space. This superb area is enhanced by bi-folding doors opening onto the garden and a striking glazed lantern that floods the room with natural light. The property also includes a cosy bay-fronted lounge with a log-burning stove, a separate utility room, and a ground-floor cloakroom/WC.

Upstairs, there are three well-proportioned bedrooms, two of which feature fitted wardrobes and original fireplaces, together with a stylish contemporary shower room. The partially converted loft offers additional versatility, being plastered and fitted with heating, electrics, and a window.

Externally, the rear garden is a true highlight, offering a spacious decked entertaining area and excellent privacy, while the front provides extensive parking for up to six cars. Ideally situated close to the local schooling and Brough's excellent range of amenities.





ACCOMMODATION

The property is arranged over two floor and comprises:

GROUND FLOOR

Entering the property beneath a recessed porch to:

ENTRANCE HALL

A residential entrance door leads to the hallway. There is a staircase leading to the first floor accommodation and access to a cloakroom/wc.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. A window is to the side elevation.

LOUNGE

An attractive front facing reception room with a curved bay window and a feature fireplace housing a log burning stove beneath a timber mantle.

LIVING DINING KITCHEN

A stunning open plan space with designated areas for living, dining and kitchen furniture. The kitchen is fitted with a comprehensive range of shaker style wall and base units which are mounted with marble effect worksurfaces and matching splashbacks. There is a composite 1 1/2 bowl sink unit and integral appliances which include a double oven, induction hob beneath an extractor hood, microwave and dishwasher. The cosy sitting area provides enough space for a sofa and there are fitted alcove display cabinets. The dining area features a fabulous lantern and bi-folding doors opening to composite decking and the garden. A full-height bank of sleek, concealed cupboards provides exceptional storage.

UTILITY ROOM

Fitted with matching units to those of the kitchen

and includes space and plumbing for an automatic washing machine and further space for an American fridge freezer. There are doors to both the front and rear elevations.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a loft hatch with a drop down ladder which leads to a boarded, plastered and carpeted roof space. There is power, heating and a window.

BEDROOM 1

A well appointed front bedroom, with an original cast iron fireplace, fitted wardrobes and a window to the front elevation.

BEDROOM 2

A second double bedroom with an original fireplace, two fitted wardrobes and a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with an oriel window to the front elevation.

SHOWER ROOM

A contemporary space with a three piece suite comprising WC, inset vanity wash basin and a large walk-in shower area with a glazed screen and a thermostatic shower. There is tiling and a window to the side elevation.

OUTSIDE

The property enjoys an impressive frontage, set well back from the road behind a block paved forecourt providing extensive off street parking. A gateway leads through to an enclosed storage area. The rear garden is a true highlight, having been landscaped to

create an exceptional outdoor living space. It features an extensive composite decking area with raised planters beyond which lies a neatly lawned garden and a raised play area finished with artificial turf.

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 B. (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.

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.

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?

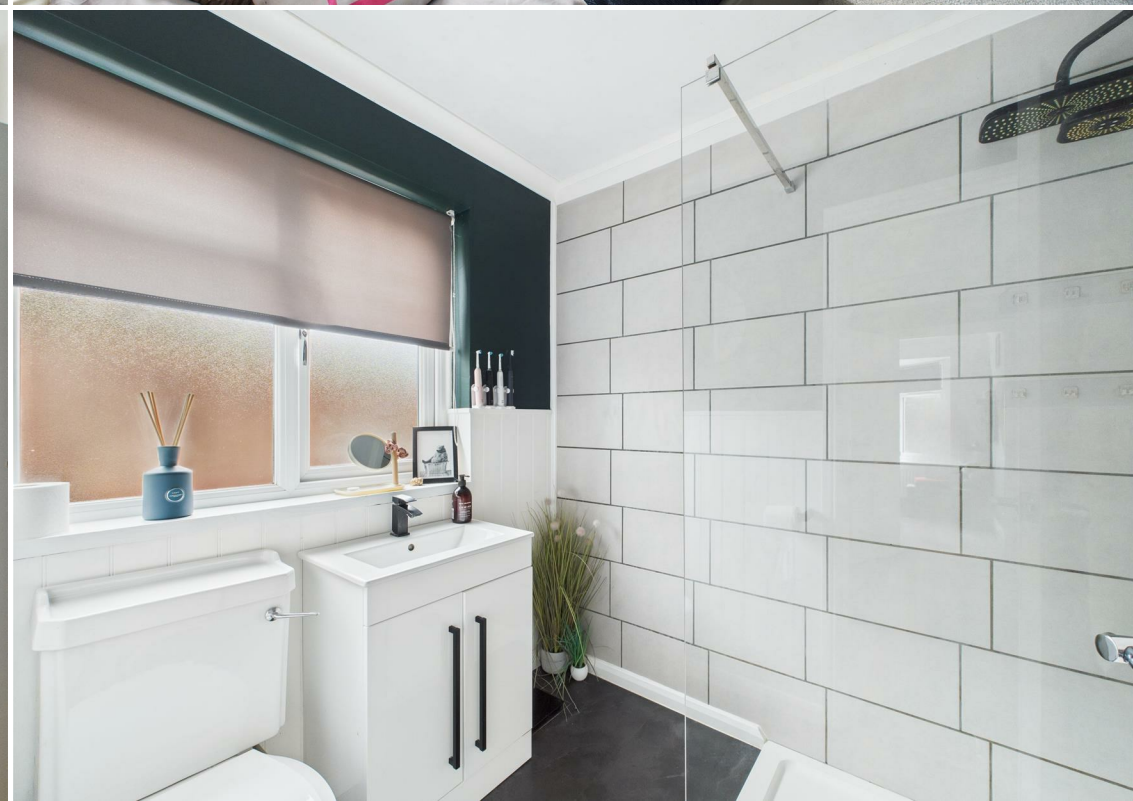
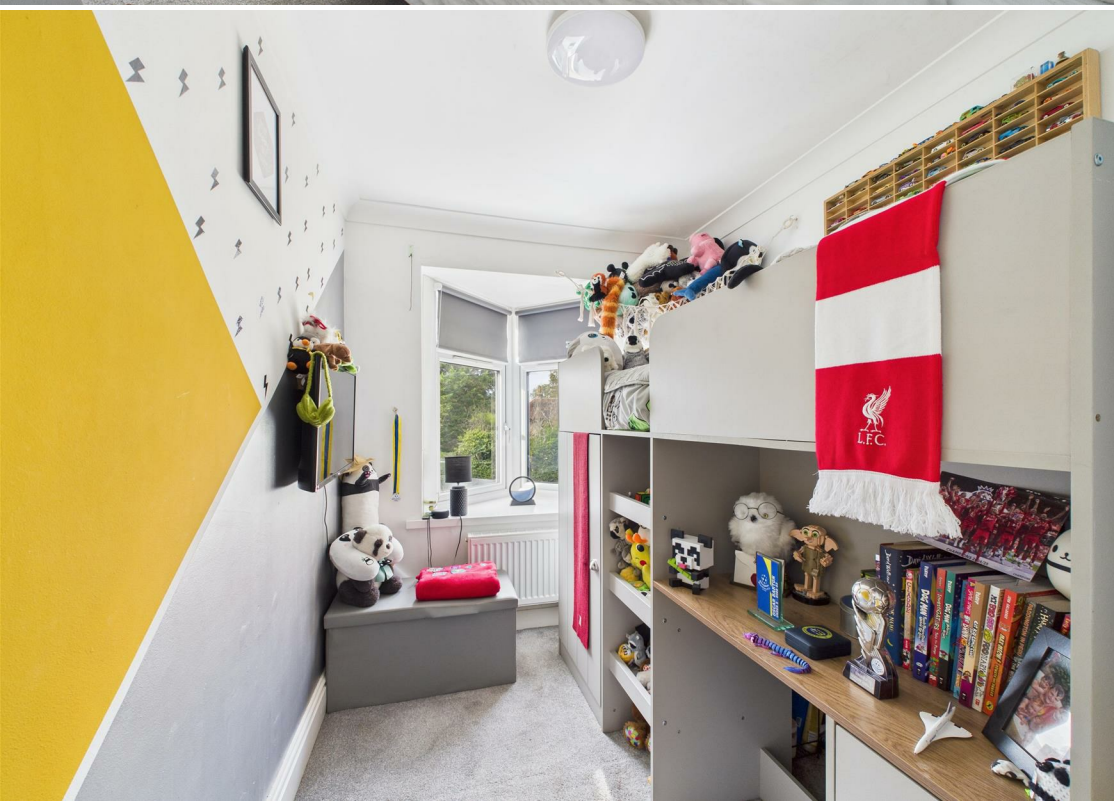
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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.

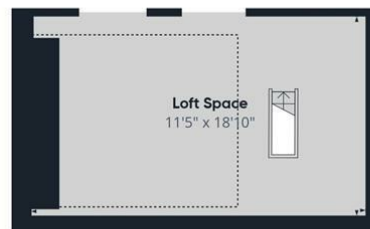
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



Floor 2

Bannister

Approximate total area⁽¹⁾

1317 ft²

Reduced headroom

113 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.

GIRAFFE360



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents