



Chatsworth Drive, Elloughton, HU15 1LS
Offers Over £250,000


**Philip
Bannister**
Estate & Letting Agents

Chatsworth Drive, Elloughton, HU15 1LS

Key Features

- Modern Detached Home
- Immaculately Presented Throughout
- 3 Fitted Bedrooms
- Beautifully Appointed Dining Kitchen
- En-Suite To Bedroom 1
- Low Maintenance Garden
- Driveway Parking For 2 Cars
- Popular Residential Development
- EPC = B
- Council Tax = D

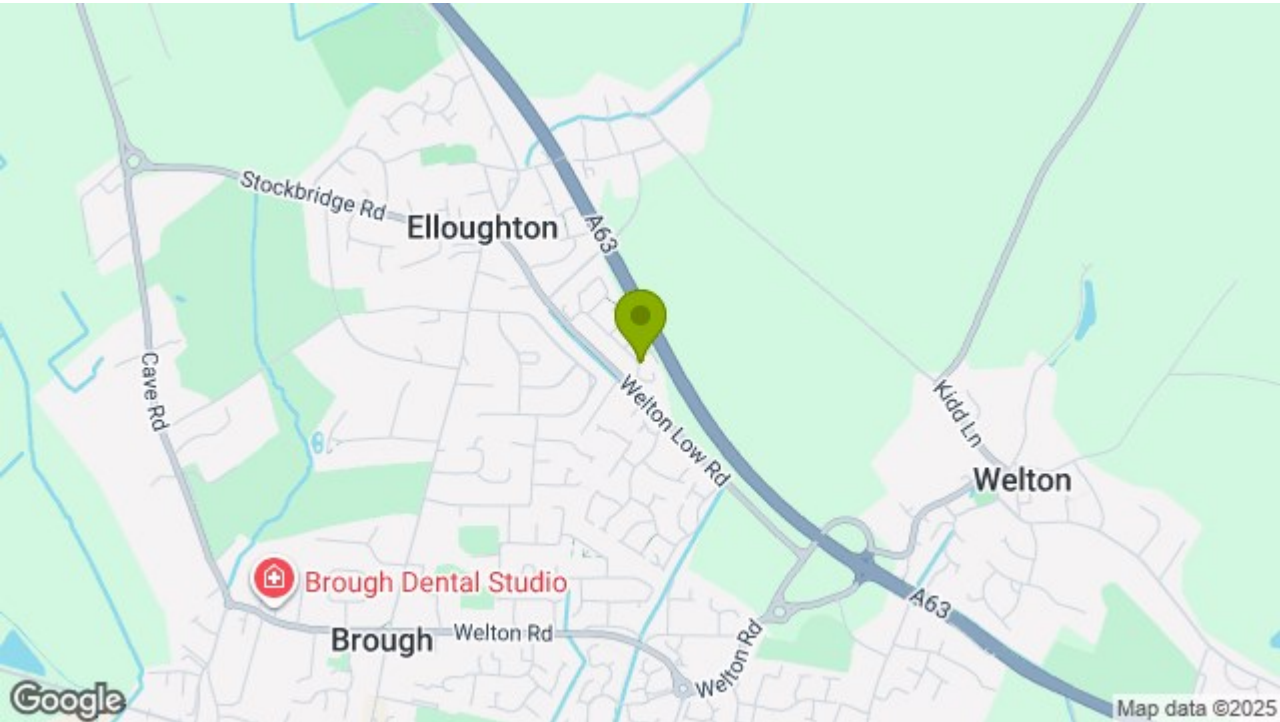
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

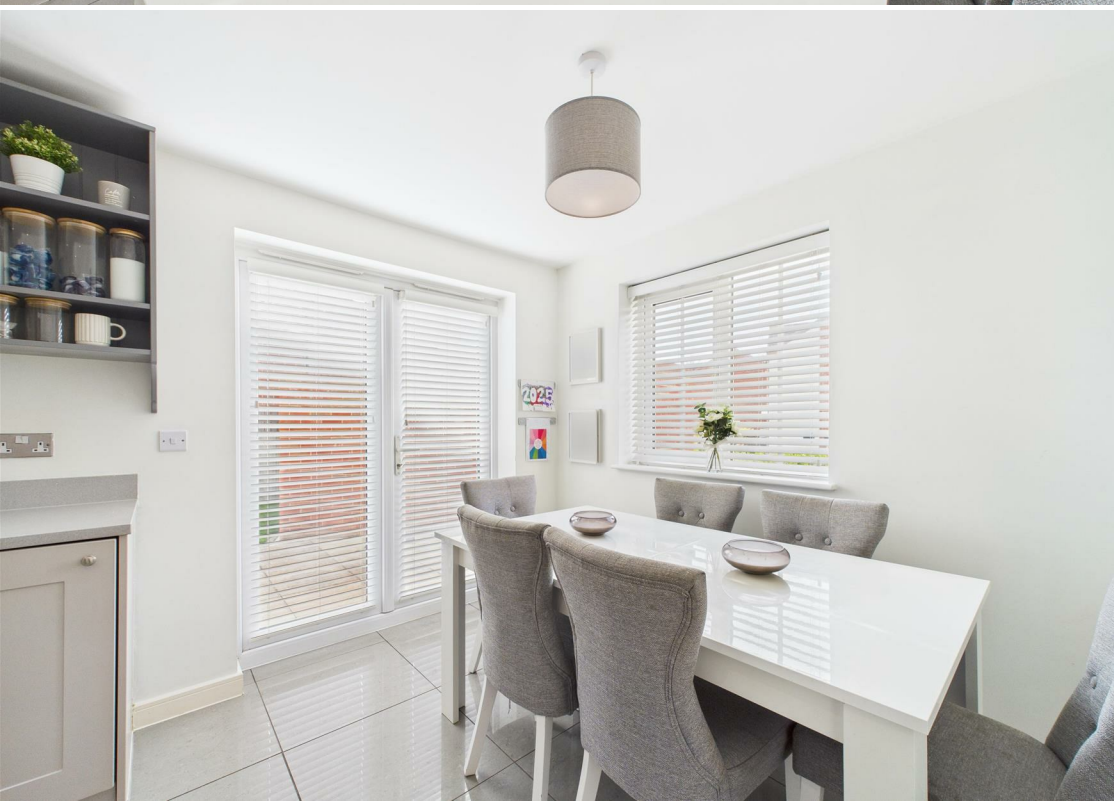
Immaculately presented throughout, this attractive double-fronted detached home forms part of a popular modern development.

The ground floor features a welcoming entrance hall with cloakroom/W.C., a bright and spacious lounge with dual-aspect windows to the front and side, and a stunning dining kitchen fitted with stylish units, elegant Silestone work surfaces and a range of appliances.

Upstairs, there are three well-proportioned bedrooms, each with fitted wardrobes, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Outside, there is driveway parking for two vehicles and an attractive side garden that has been designed for low maintenance.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway features a tiled floor with underfloor heating and a staircase which leads to the first floor having a storage cupboard beneath.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a continuation of the tiled floor and partially tiled walls.

LOUNGE

An attractive dual aspect reception room with part-panelled walls and windows to the front and side elevations.

DINING KITCHEN

The attractive dining kitchen is fitted with a comprehensive selection of shaker style wall and base units which are mounted with silestone worktops beneath matching upstands. There is a moulded sink unit and drainer beneath a window to the rear elevation and a range of Zanussi appliances which include an oven, gas hob beneath an extractor hood, microwave, fridge freezer, dishwasher and a washing machine. A tiled floor extends throughout and there is space for a dining table, window to the front elevation and French doors leading to the garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

There is a built-in airing cupboard above the stairwell.

BEDROOM 1

A double bedroom with slide-front fitted wardrobes, a window to the side elevation and access to en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower cubicle with a thermostatic shower and tiled inset. There is tiling to the floor and a window to the front elevation.

BEDROOM 2

A second double bedroom with slide-front fitted wardrobes and a window to the front elevation.

BEDROOM 3

A single bedroom with a fitted wardrobe, matching desk and a window to the side elevation.

BATHROOM

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath. There is partial wall tiling, tiling to the floor and a chrome heated towel rail. A window is to the front elevation.

OUTSIDE

The property occupies a corner style plot with gardens wrapping around the front of the house. A footpath leads to the entrance door. The attractive side garden is designed for low maintenance and incorporates a large paved terrace with artificial grass beyond. The garden is bounded by fencing and a wall.

PARKING

Adjacent to the property there is a block paved driveway providing off street parking for two vehicles. A gate leads to 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 - Council Tax Band 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, there is however an Estate Charge which we understand to be £134 p/a. We recommend a purchaser clarifies this with their legal representatives along with any associated costs.

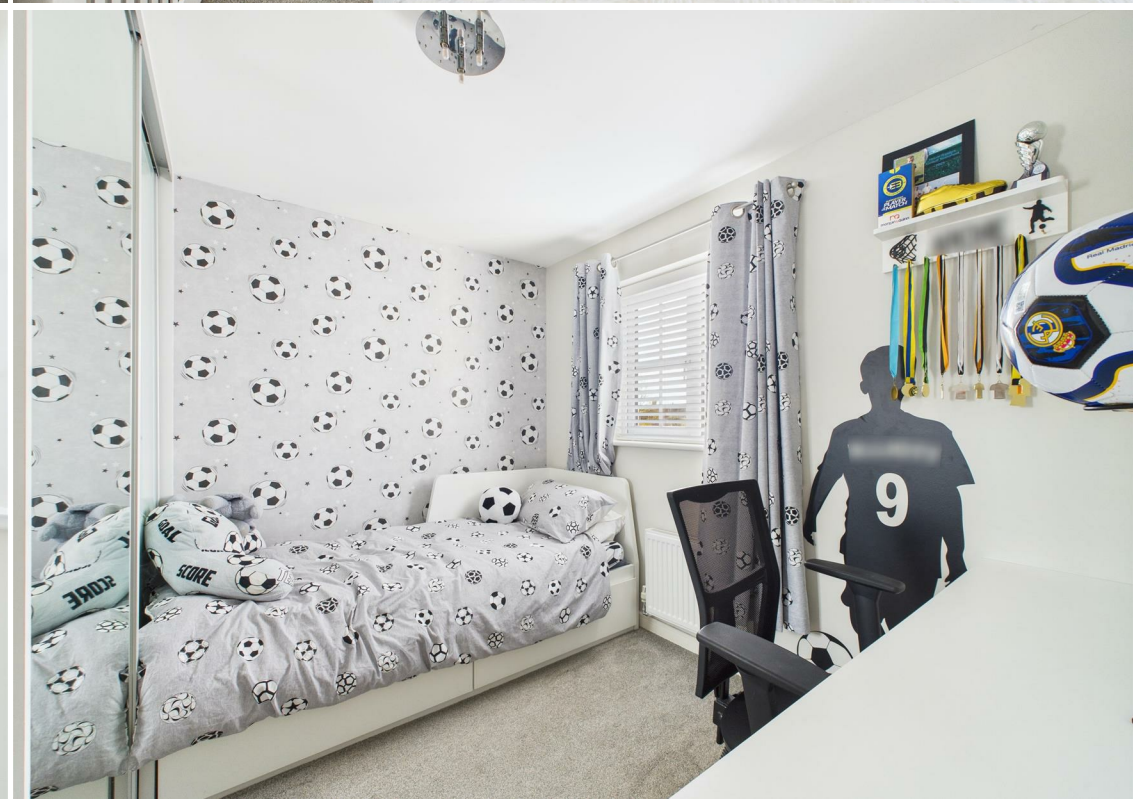
VIEWINGS

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.

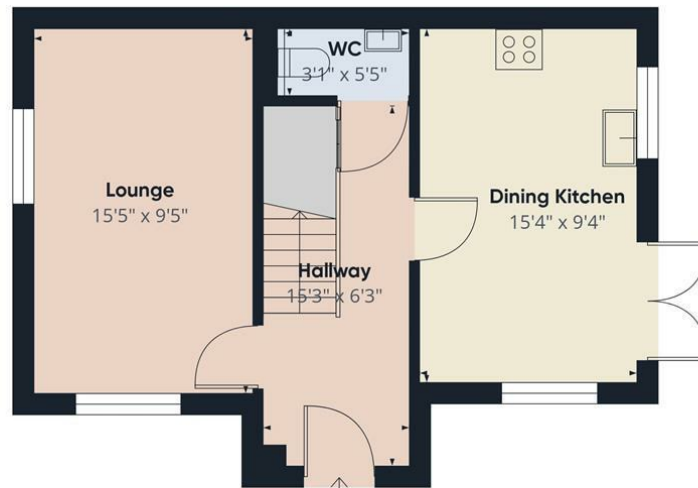
AGENT NOTES.

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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⁾
775 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.

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