



4
Spindlewood | Elloughton | HU15 1LL

£440,000

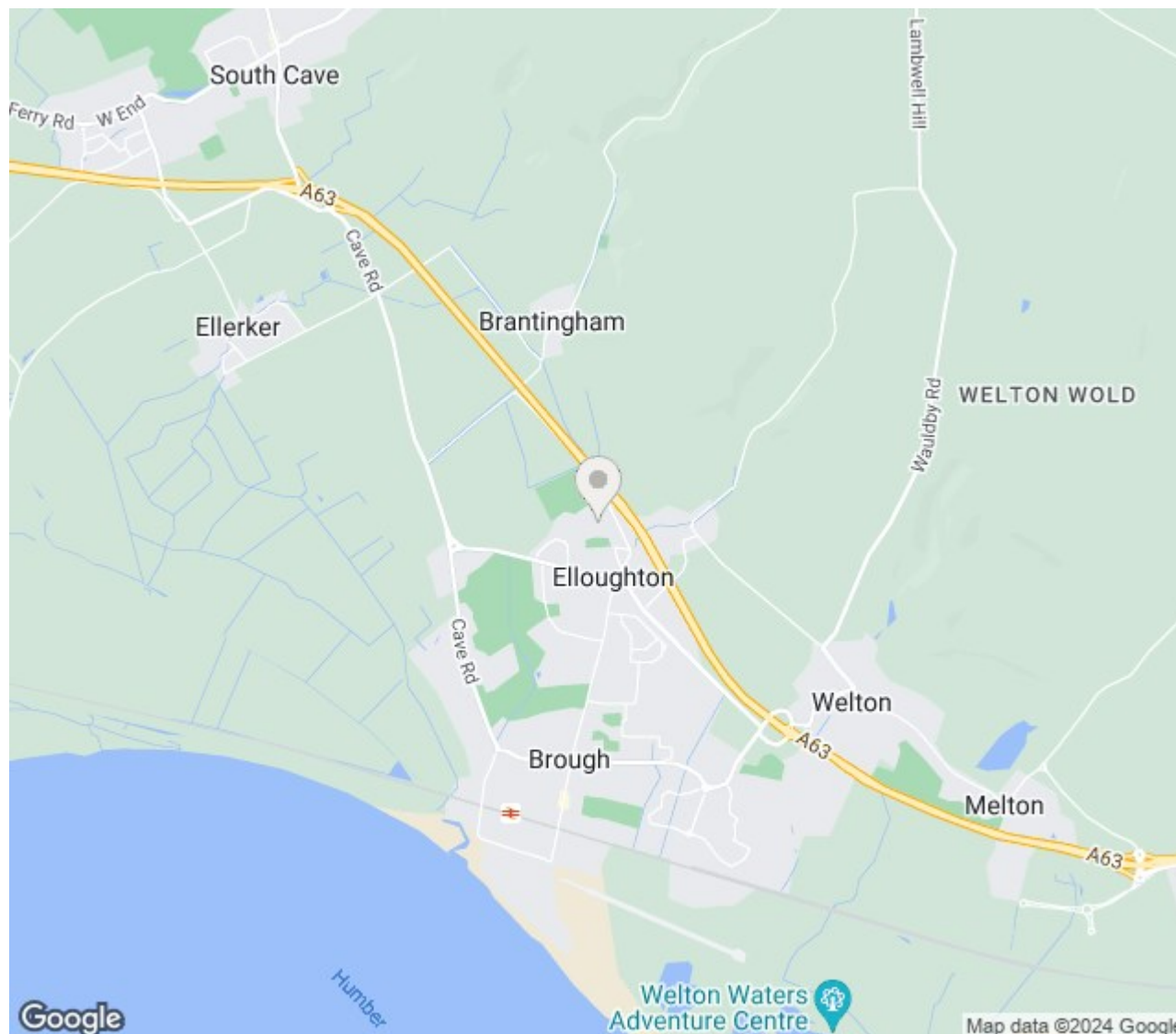
4 Spindlewood, Elloughton, HU15 1LL

This 4-bedroom detached family home is nestled in a highly coveted location, offering thoughtfully designed accommodation which boasts a generously sized dual-aspect lounge, a versatile study, playroom or snug, and a welcoming open-plan dining kitchen, complete with a separate utility room for added convenience. Upstairs, the first floor hosts four spacious bedrooms, each featuring fitted wardrobes for ample storage. The master bedroom is enhanced by a contemporary en-suite, while a modern shower room serves the remaining bedrooms. Outside, the property showcases an impressive part-walled rear garden adorned with artificial turf and porcelain tiling. A substantial side driveway and detached double garage round off this exceptional family home.

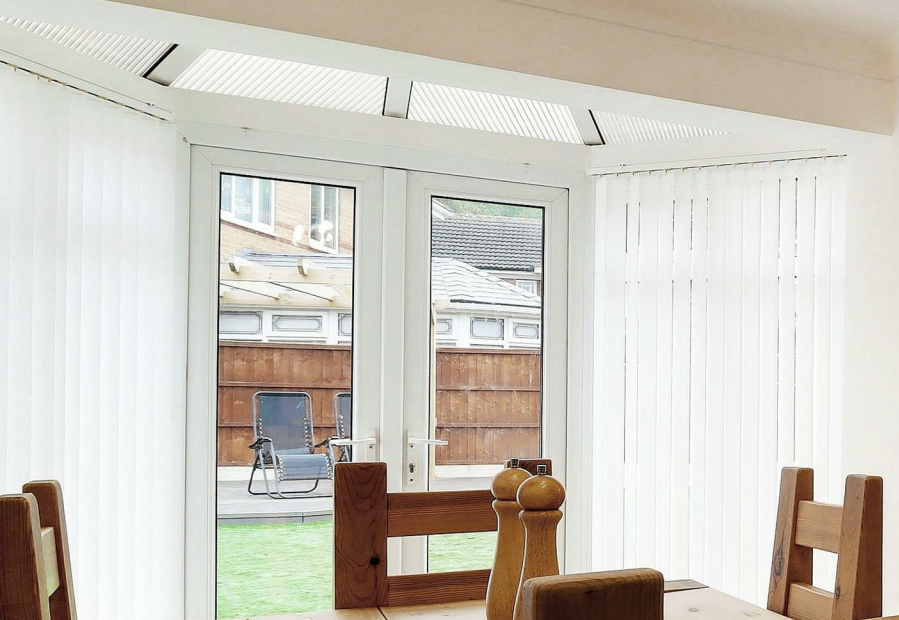


Key Features

- Spacious Family Home
- Sought After Location
- 4 Fitted Bedrooms
- Contemporary En-Suite & Shower Room
- Impressive Rear Garden
- 2 Reception Rooms
- Open Plan Kitchen Diner
- Extensive Driveway Parking
- Detached Double Garage
- EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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

Arranged over two floors, the spacious family sized accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Accessed through a residential entrance door, with a staircase leading to the first floor, cupboard beneath the staircase and Karndeane flooring throughout.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall mounted wash basin. A continuation of the Karndeane flooring and part tiling to the wall.

LOUNGE

19'9 x 11'7 (6.02m x 3.53m)

Double doors lead to a spacious dual aspect reception room with a bay to the front elevation and French doors to the rear. A central chimney breast houses a remote operated electric fire, fitted cupboards and display cabinets.

DINING ROOM

11'3 + sun room x 9'10 (3.43m + sun room x 3.00m)

Double doors from the hallway lead to a dining room which extends to a sun room, with Karndeane floor throughout. Opening to:

KITCHEN

10'7 x 10'9 (3.23m x 3.28m)

Fitted with a comprehensive range of cream fronted wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation and a host of integral appliances include an oven, microwave, gas hob beneath an extractor fan and a dishwasher. There is a continuation of the Karndeane flooring and an opening to:

UTILITY ROOM

With space for a fridge, freezer, washing machine and a tumble dryer. External door leads to the driveway.

STUDY

7'11 x 9'2 (2.41m x 2.79m)

A useful and versatile study, play room or snug. With window to two elevations.

FIRST FLOOR

LANDING

With two built-in cupboards and access to the first floor accommodation.

BEDROOM 1

11'11 x 11'6 (3.63m x 3.51m)

A well proportioned master bedroom with fitted wardrobes, a window to the rear and en-suite facilities off:

EN-SUITE

A contemporary en-suite fitted with a shower cubicle, wall mounted wash basin and a WC. There are tiled walls and floor, chrome heated towel rail and a window to the rear elevation.

BEDROOM 2

11'11 x 9'9 (3.63m x 2.97m)

A second double bedroom with fitted wardrobes and a window to the rear.

BEDROOM 3

8'4 x 11'3 (2.54m x 3.43m)

A further double bedroom with a fitted wardrobe with sliding front mirrored door.

BEDROOM 4

7'4 x 8'5 (2.24m x 2.57m)

A good sized fourth bedroom with a fitted wardrobe and a window to the front elevation.











SHOWER ROOM

A modern shower room fitted with a contemporary suite comprising walk-in shower with rainfall shower head, vanity sink unit with storage beneath. There is tiling to the walls and floor, chrome heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

Laid to decorative stone with feature planting and stone footpath leading to the entrance door.

REAR

A fabulous garden which has been completely overhauled to include a central artificial lawn flanked by porcelain paving which leads to a composite decked terrace with a wooden pergola. The garden is part walled and there is a gate accessed from the driveway.

DRIVEWAY & GARAGE

A larger than average block paved driveway provides ample off street parking which extends to a detached double garage. The garage features two up and over doors, power and light.

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 f. (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.

AGENT NOTES.

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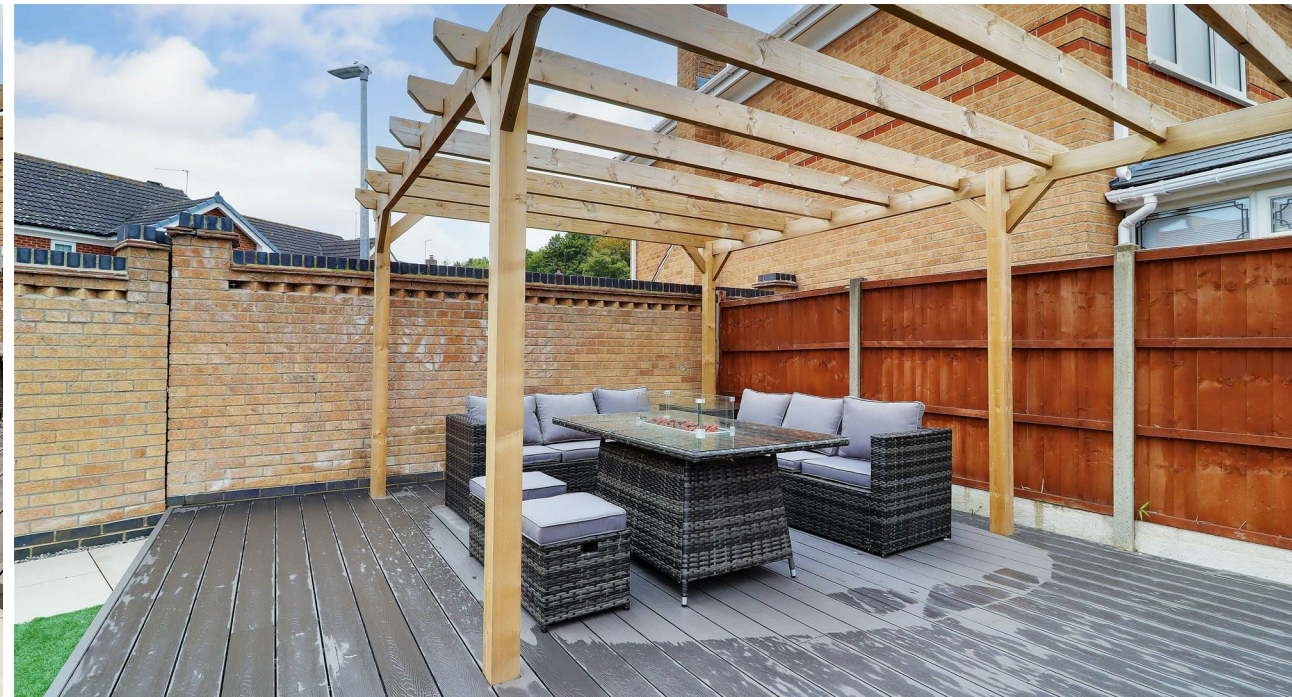


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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100











GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1463sq.ft. (135.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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