




Main Street, Ellerker, HU15 2DH  
£450,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Main Street, Ellerker, HU15 2DH

## Key Features

- Delightful Extended Detached Bungalow
- Located Close To Village Centre
- Flexible Living Accommodation
- Currently 3 Bedrooms
- 2 Reception Rooms & Study
- Fitted Kitchen
- Modern Shower Room
- Spacious Mature Grounds
- Ample Parking + Garage
- Tax=E EPC=E

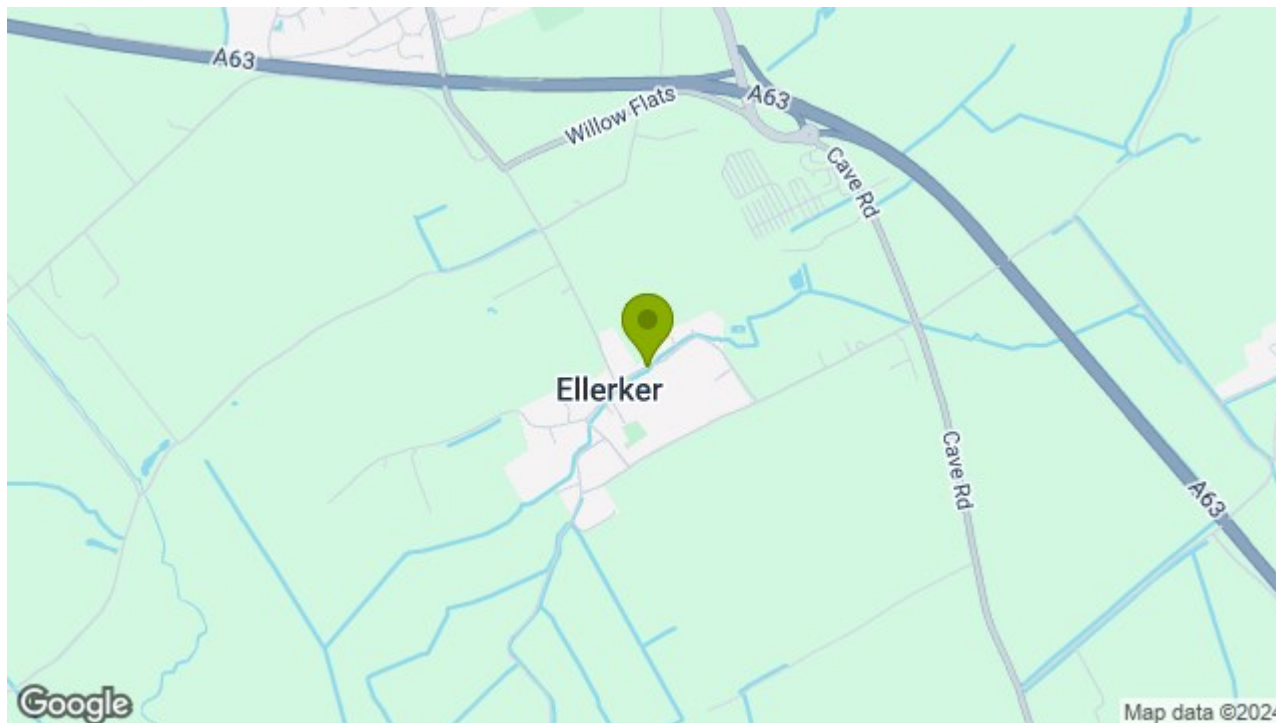
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nestled in the picturesque conservation village of Ellerker, we are delighted to offer this charming detached bungalow located on Main Street situated close to the village centre, this property offers the perfect blend of convenience and tranquillity.

As you step inside, you'll be pleasantly surprised by the deceptively large interior, providing ample space for comfortable living. The mature grounds surrounding the property add a touch of natural beauty and offer a peaceful retreat from the hustle and bustle of everyday life.

With flexible accommodation options, this bungalow caters to your needs.

We highly recommend an early viewing to appreciate the accommodation on offer.





## ENTRANCE HALL

An inner Porch has glazed door and screen and offers access to a central hallway with storage cupboard and access to all rooms.

## LIVING ROOM

22'4 x 11'7 max to 8'7 (6.81m x 3.53m max to 2.62m)

Located at front of property with delightful views of the village. Spacious Living Room with tiled fireplace including a wooden mantelpiece and granite effect hearth, two radiators and serving hatch to kitchen.

## SITTING ROOM

12'6 x 9'4 (3.81m x 2.84m)

Located at the rear of the property offering superb views of a private garden. Has a radiator, side window and french doors opening on to a patio area.

## STUDY

6'5 x 6'1 (1.96m x 1.85m)

Has side window.

## KITCHEN

10'6 x 8'6 (3.20m x 2.59m)

This well fitted kitchen offers a comprehensive range of light wood base and wall units, with integrated appliances including electric oven, induction hob unit & stainless steel extractor hood ; plumbed for washer, stainless steel sink unit , central heating boiler, uPVC external door and light wood glazed door to Entrance Hall.

## BEDROOM 1

11'11 x 10'1 (3.63m x 3.07m)

A light and airy bedroom with windows to two elevations, fitted wardrobes and radiator.

## BEDROOM 2

11'4 max x 9'9 max (3.45m max x 2.97m max)

Offers fitted wardrobes to two walls and radiator.

## BEDROOM 3

14'8" x 8'0" (4.47m x 2.44m)

Has radiator.

## SHOWER ROOM

Features a modern suite incorporating a white suite with walk-in shower, vanity wash hand basin, low flush WC, extractor fan, heated towel warmer/radiator.

## OUTSIDE

The bungalow is set back from the road and is approached across a long tarmac side drive offering multiple parking facilities and access to a single brick garage. A further parking drive suitable for car/caravan is located to the left hand side of the front garden.

Low brick walling with wrought iron insets border the front garden which has a lawn and herbaceous borders.

To the rear is a private garden. A paved patio leads to a mainly lawned garden with mature trees, shrubs and herbaceous borders.

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of an oil fired central heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to

verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

## UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

## 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 independent 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.

## AGENTS NOTES



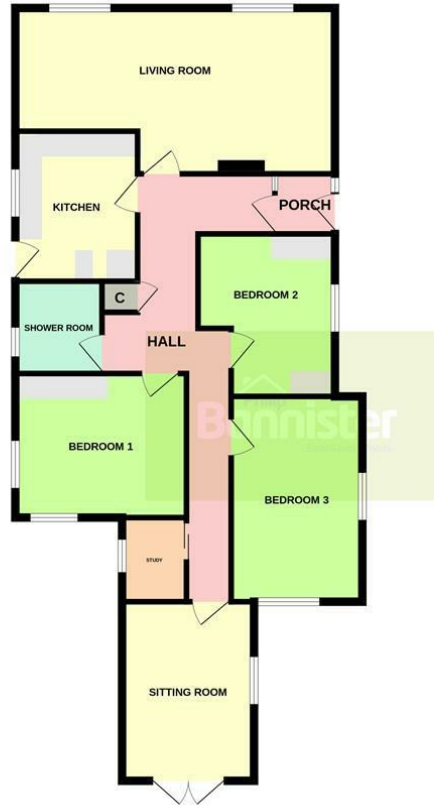
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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