



Hardwick Close, Elloughton, HU15 1UD
£192,950


**Philip
Bannister**
Estate & Letting Agents

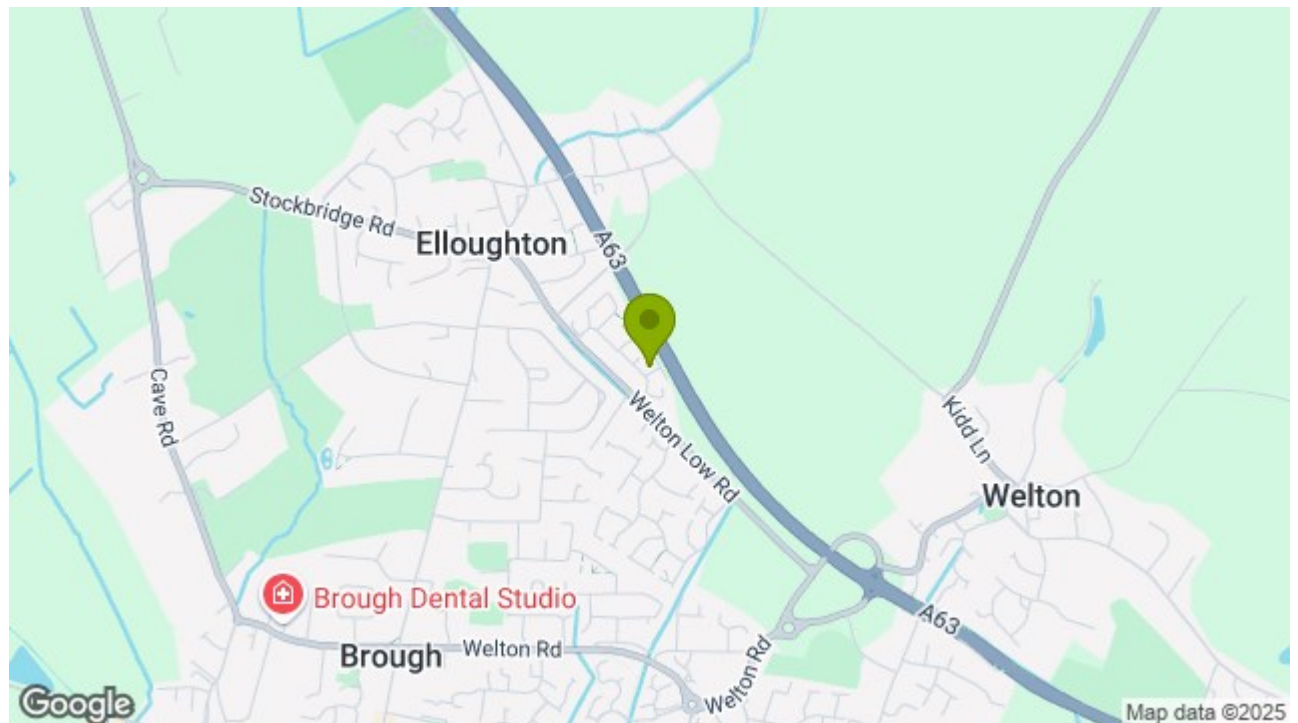
Hardwick Close, Elloughton, HU15 1UD

Located in a sought-after development in Elloughton with no chain involved, this modern and stylish three-bedroom semi-detached home offers move-in-ready accommodation. The property features a welcoming entrance hall with a contemporary cloakroom/WC, a spacious front-facing lounge, and a stunning full-width dining kitchen complete with appliances and French doors leading to the landscaped rear garden. Upstairs, three generously sized bedrooms are complemented by a sleek, modern bathroom. Outside, a double-width driveway provides ample parking, making this an ideal home for those seeking comfort, style, and convenience.

Key Features

- No Chain
- Modern Semi-Detached Home
- 3 Good Sized Bedrooms
- Dining Kitchen With Integral Appliances
- Landscaped Rear Garden
- Double Width Driveway Parking
- Ground Floor WC
- Popular Residential Development
- EPC = B
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	







ACCOMMODATION

The property is arranged over two floor and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property via a composite entrance door, the hallway features a staircase leading to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with tiled splashbacks and a window to the front elevation.

LOUNGE

13'6 x 11'7 (4.11m x 3.53m)

A spacious front facing reception room with ample space for a living room suite. There is a window to the front elevation and access to an understair cupboard.

DINING KITCHEN

8'7 x 14'9 (2.62m x 4.50m)

The well appointed dining kitchen spans the width of the property at the rear and features a range of white fronted wall and base units mounted with contrasting worksurfaces and matching upstands. There is a stainless steel sink unit beneath a window to the rear elevation, integral appliances include an electric oven, gas hob beneath an extractor hood, fridge freezer and a dishwasher. There is space and plumbing for an automatic washing machine, ample room for a dining table and French doors opening to the rear garden.

FIRST FLOOR

LANDING

With a built-in airing cupboard and access to the accommodation at first floor level.

BEDROOM 1

11'11 x 8' (3.63m x 2.44m)

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

BEDROOM 2

10'6 x 7'8 (3.20m x 2.34m)

A second double bedroom with a window to the rear elevation.

BEDROOM 3

7'1 x 6'9 (2.16m x 2.06m)

An excellent single bedroom with a window to the rear elevation.

BATHROOM

6'5" x 5'6 (1.96m x 1.68m)

A contemporary bathroom fitted with a three piece white suite comprising WC, wall hung wash basin and panelled bath with a glazed screen and a thermostatic shower over. There are partially tiled walls and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a double width block paved driveway providing off street parking for two vehicles. A footpath leads to the front of the property and continues to the side.

REAR

The attractive rear garden has been delightfully landscaped with a patio adjoining the property, an area of artificial turf and a step leading up to a raised patio. There is timber fencing to the perimeter and a shed to one corner.

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. It is however subject to an estate management charge which we understand has a bi-annual charge of approximately £67. Confirmation and further details should be obtained by your legal representatives in pre-contract enquiries.

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.

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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

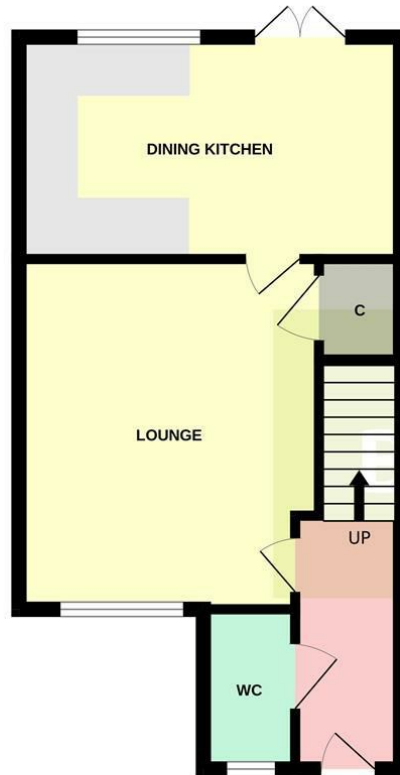
AML

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GROUND FLOOR



1ST FLOOR



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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