

Philip Bannister
Estate & Letting Agents
Platinum Collection

Paddock Wood, 12
Mill Lane | Elloughton | HU15 1JL

£850,000

Paddock Wood, 12 Mill Lane, Elloughton

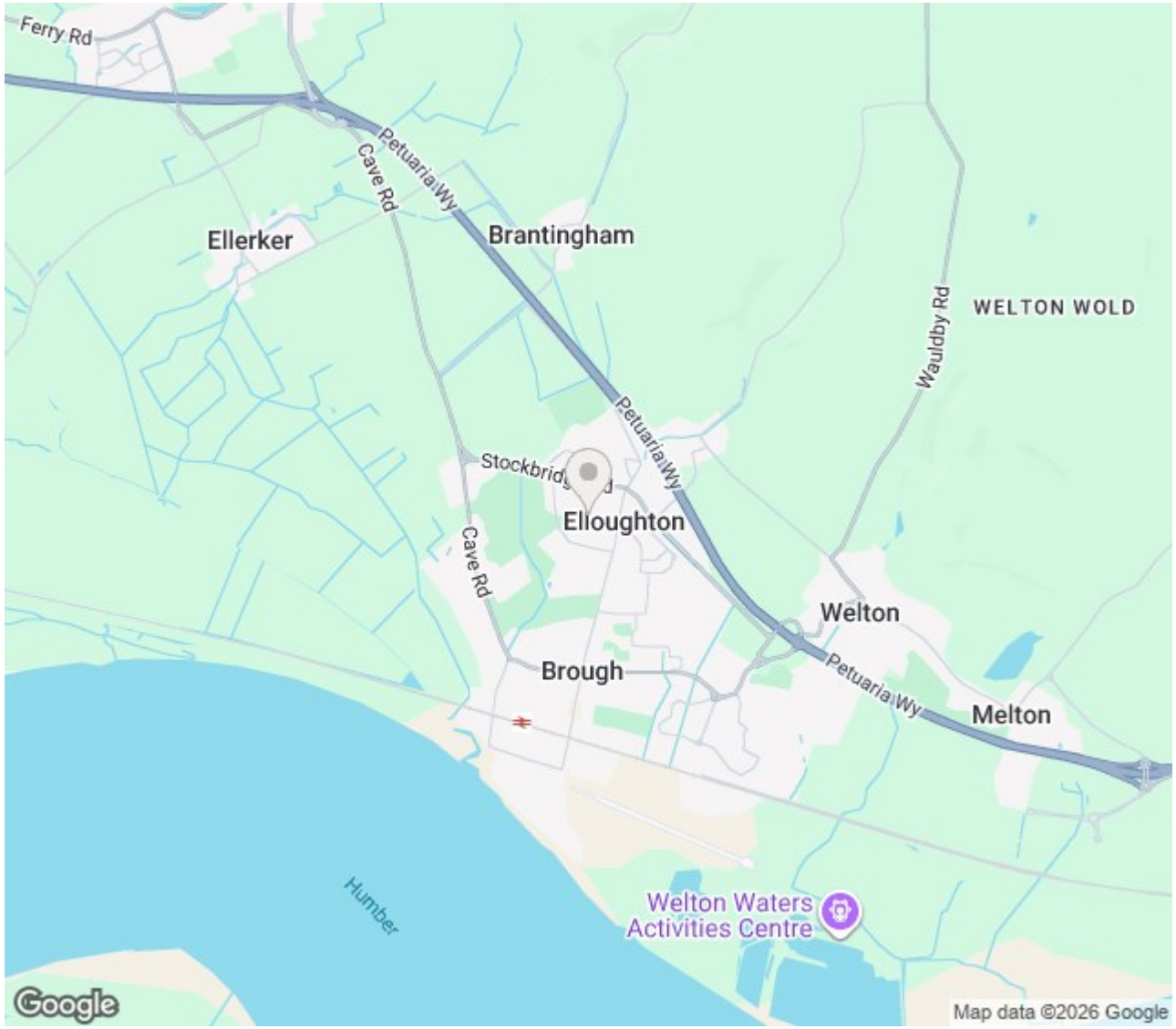
Set within gated grounds approaching one acre, this impressive detached residence is offered with no chain and enjoys a prime position on an exclusive, tree-lined street in the sought-after village of Elloughton. Accessed via automated gates and a sweeping driveway, the home presents a rare opportunity for further alteration or potential development, subject to the necessary planning consents. The spacious interior begins with an entrance porch leading to a welcoming reception hall, with the ground floor comprising a generous lounge, dining room, and conservatory, as well as a breakfast kitchen with adjacent utility room. A ground floor bedroom and shower room offer added flexibility.

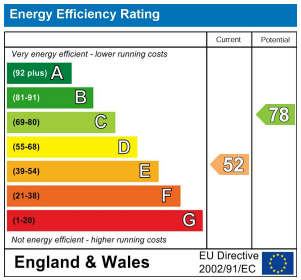
Upstairs, the first floor provides four well-proportioned bedrooms, including a principal suite with en-suite facilities, and an additional family shower room. The manicured gardens wrap around the property, with a private garden area to one side and an allotment to the other, offering a blend of lifestyle and leisure. A double garage and ample driveway parking complete this unique home, which combines privacy, space, and development potential in one of the area's most desirable locations.



Key Features

- No Onward Chain
- Exclusive Location Within A Tree Lined Street
- Approaching 1 Acre Of Well Maintained Grounds
- 5 Bedrooms Over Two Floors
- 3 Bath/Shower Rooms
- 2 Reception Rooms + Conservatory
- Gated Driveway & Double Garage
- Potential For Development (Subject To Planning)
- Council Tax = G
- EPC = E





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Digitally Altered

ACCOMMODATION
The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH
Allowing access to the property through a residential entrance door, the brick and uPVC porch has an internal door to:

RECEPTION HALL
A welcoming reception hall which features a staircase leading to the first floor accommodation. A bow window is to the front which enjoys views of the grounds.

LOUNGE
A light, bright reception room with a bow window to the front elevation enjoying views of the grounds. A further window is to the side elevation and sliding patio doors lead to a garden. There is also a feature fireplace.

DINING ROOM
With a feature fireplace, alcove storage cupboard and sliding doors opening to:

SUN ROOM
The timber framed sun room enjoys views of the side garden. There are French doors opening to a patio with a second personnel door opening out.

BREAKFAST KITCHEN
The kitchen is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback and there is a matching island peninsula. A ceramic sink unit sits beneath a window to the rear and there are integral appliances which include a double oven, hob and extractor in addition to a freestanding range and plumbing for a dishwasher. there is ample space for a breakfast table and a two further windows.

UTILITY ROOM
Fitted with a range of wall and base units mounted with contrasting worksurfaces. A Belfast sink unit sits beneath a window to the rear, there is plumbing for an automatic washing machine and additional undercounter appliances. A door leads to the rear garden.

BEDROOM 5
A versatile ground floor bedroom/reception room, with a window to the rear and built-in cupboards.

SHOWER ROOM
Fitted with a four piece suite comprising WC, inset wash basin, bidet and a corner shower cubicle with a thermostatic shower. There is partial wall tiling, heated towel rail and a window to the rear.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There are two windows to the rear.

BEDROOM 1
A double bedroom with a wall of fitted wardrobes, matching cupboard and drawers. There is a window to the side elevation.

EN-SUITE
Fitted with a four piece suite and matching cabinets, the suite comprises WC, panelled bath, inset wash basin and a bidet. There is a window to the side elevation.

BEDROOM 2
A double bedroom with fitted wardrobes and cupboards. There are windows to two elevations.






COFFEE
TEA


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BEDROOM 3
A double bedroom with built-in wardrobes and a window to the front elevation.

BEDROOM 4
A further double bedroom with a bay window to the front elevation.

SHOWER ROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and walk-in shower enclosure with splashboards and a thermostatic shower. There is partial tiling and a window to the rear.

OUTSIDE
The property is set within approximately 1 acre of beautifully manicured grounds, accessed through automated gates that open onto a sweeping driveway leading to the house, which is situated toward the rear of the plot. Mature gardens surround all four sides of the property, including an extensive front lawn bordered by established trees and hedging. To one side, a secluded garden can be viewed from the conservatory, while the opposite side features a private allotment area complete with a greenhouse and vegetable planting cages.

DRIVEWAY & DOUBLE GARAGE
Extensive parking is available upon a gravelled driveway which leads to an integral double garage. The garage features twin up and over doors, light and power. There is a personnel door from the reception hall and also one leading 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 timber sealed unit double glazing.
CONSERVATION - The property is located with a conservation area.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (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.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

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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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





























Approximate total area(1)

2004 ft²

Reduced headroom

9 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



Floor 1

Approximate total area(1)

894 ft²

Reduced headroom

45 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.

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The Property Ombudsman

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