



Longleat Avenue, Elloughton, HU15 1RL
£205,000


Bannister

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Key Features

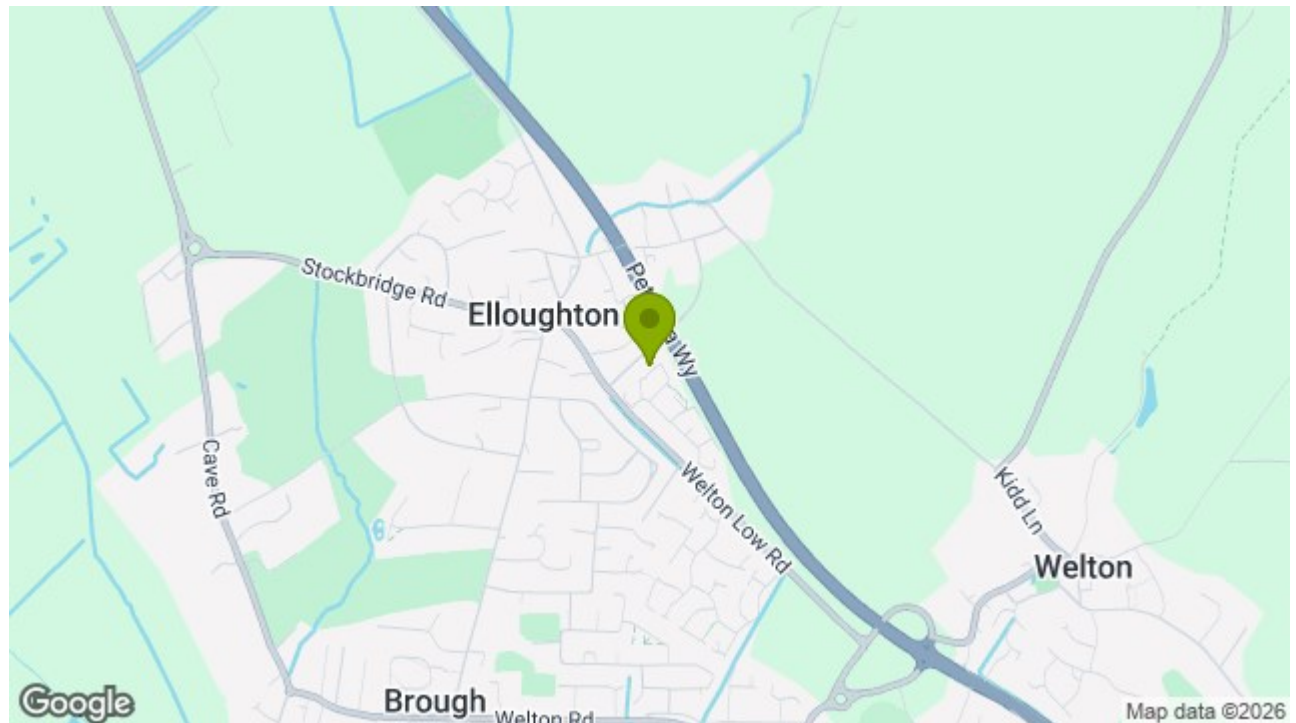
- Beautifully Presented Semi-Detached Home
- 3 Bedrooms
- Full Width Dining Kitchen With Appliances
- Attractive & Private Rear Garden
- Ground Floor WC
- Double Width Driveway
- Popular Residential Location
- Viewing Recommended!
- EPC = B
- Council Tax = C

This delightful three-bedroom semi-detached home offers beautifully presented accommodation, making it an ideal choice for a range of buyers. Occupying a pleasant position on the fringes of this popular residential development, the property enjoys a particularly private and well-tended rear garden.

The accommodation briefly comprises an entrance hall with cloakroom/WC, a front-facing lounge and an impressive full-width dining kitchen to the rear, fitted with a range of appliances and featuring French doors opening directly onto the garden.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a double-width driveway providing ample off-street parking, while the attractive rear garden offers an excellent degree of privacy and provides a lovely setting for outdoor relaxation and entertaining.

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 floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, there is a staircase leading to the first floor accommodation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is partial tiling and a window to the front elevation.

LOUNGE

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

DINING KITCHEN

Extending across the rear of the property, this attractive dining kitchen is fitted with a comprehensive range of cream-fronted wall and base units, complemented by contrasting wood-effect worksurfaces and matching upstands. A 1½-bowl stainless steel sink unit is positioned beneath a window overlooking the rear garden, while integrated Zanussi appliances include an oven, four-ring gas hob with stainless steel splashback and extractor hood, dishwasher and washing machine. There is ample space for a dining table, with French doors providing direct access to the private rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard over the stairwell.

BEDROOM 1

A double bedroom with a window to the front elevation.

BEDROOM 2

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

BEDROOM 3

A good sized third bedroom with a window to the rear elevation.

BATHROOM

An attractive bathroom which is fitted with a contemporary three piece white suite comprising WC, wall hung wash basin and panelled bath with a glazed screen, splashback tiling and a thermostatic shower over. There is further half-height splashback tiling, a chrome heated towel rail and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden area and a paved footpath leading to the entrance door.

REAR

The well-tended rear garden offers an excellent degree of privacy and is predominantly laid to lawn. Gravelled borders frame the garden, with a stepping-stone pathway leading to the far end. One corner houses a large garden shed, while the opposite corner provides a delightful garden pond, raised decking and timber pergola, creating a lovely space for relaxing.

PARKING

To the front of the property there is a double width block paved driveway.

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 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, there is however an Estate Charge and associated costs.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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.

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 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



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