



Spindlewood, Elloughton, HU15 1LL  
Offers Over £485,000

Philip  
**Bannister**  
Estate & Letting Agents

# Spindlewood, Elloughton, HU15 1LL

## Key Features

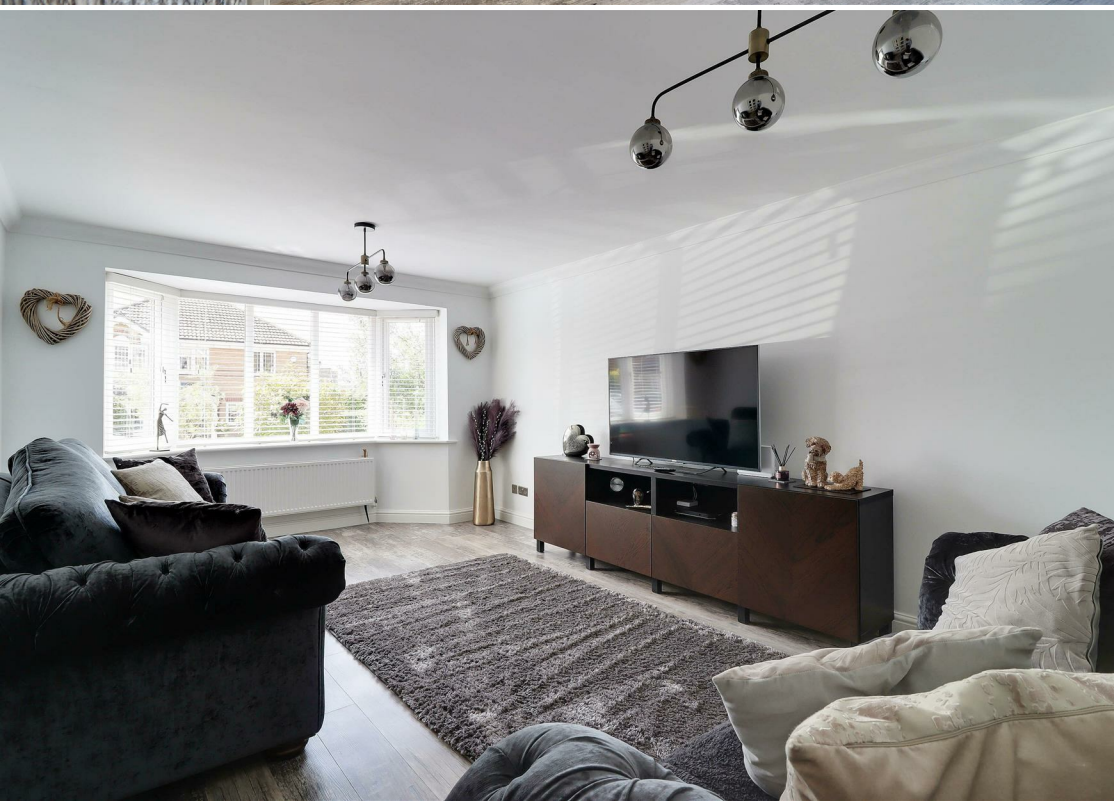
- Executive Detached Home
- Exclusive Cul-De-Sac Location
- 4 Fitted Double Bedrooms
- 2 High Quality Bathrooms
- 2 Reception Rooms
- Superb Dining Kitchen + Utility Room
- Delightful Rear Garden
- Double Garage
- Multiple Parking Facilities
- EPC = D / Council Tax = F

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>		
(55-68) <b>D</b>	68	83
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Set within an exclusive cul-de-sac near the heart of the village, this spacious four-bedroom executive home is a testament to modern living. The property has undergone significant updates in recent years, including a contemporary kitchen with integral appliances, a stylish bathroom, and an en-suite shower room. Immaculately presented and 'move-in-ready,' the home welcomes you with a spacious entrance hall featuring an oak-topped staircase leading to the first floor. The ground floor offers a modern cloakroom/WC, a spacious front-facing lounge, and a versatile second reception room with French doors that open to a conservatory. The stunning dining kitchen, complete with a separate utility room, provides internal access to the double garage.

On the first floor, the property boasts four double bedrooms, each equipped with fitted wardrobes. The primary bedroom features a luxurious en-suite, complementing the contemporary family bathroom. Outside, a large block-paved driveway offers ample off-street parking, and the delightful rear garden includes a decked terrace, perfect for outdoor entertaining. The integral double garage provides additional convenience and storage space. This executive home seamlessly blends modern amenities with stylish design, offering a perfect retreat in a prime village location.





## LOCATION

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village is served by a variety of local shops with a Morrison's Supermarket and a main line train station with Inter City service located in nearby Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way. Elloughton also has a local primary school and is within the catchment area for the much sought after South Hunsley Secondary School.

## ACCOMMODATION

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

## GROUND FLOOR

### ENTRANCE HALL

A residential entrance door leads to the welcoming hallway, with Karndean flooring and a solid oak staircase leading to the first floor. There is a cloakroom/wc located off the hallway.

### CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash basin mounted upon a fixed vanity unit. There is half height tiling and a continuation of the Karndean flooring.

### LOUNGE

17'2" + bay x 11'9" (5.23 + bay x 3.58)

Opening through part glazed double doors from the entrance hall, this spacious reception room features a bay window to the front elevation and there is a continuation of the Karndean flooring.

### DAY ROOM

11'9" x 10'2" (3.58 x 3.10)

A versatile reception room positioned to the rear of the property, with Karndean flooring and French doors opening to:

## CONERVATORY

11'1" x 10'7" (3.38 x 3.23)

An all year round room, constructed uPVC above a brick base, with radiator, Karndean flooring and French doors opening to the rear garden.

## DINING KITCHEN

11'6" max x 22'4" max (3.53m max x 6.83m max)

A fabulous open plan space with areas for cooking and dining. The kitchen is fitted with a comprehensive selection of "cashmere" wall and base units which are mounted with complementary worksurfaces beneath splashbacks. A stainless steel sink unit with a swan neck mixer tap sits beneath a window to the rear elevation, a host of integral appliances include an oven, microwave oven with warming drawer, induction hob beneath an extractor hood, fridge freezer and a dishwasher. The dining area incorporates a rounded bay window overlooking the rear garden. There is a continuation of the Karndean flooring throughout.

## UTILITY ROOM

10'6" x 5'5" (3.20 x 1.65)

With matching units to those of the kitchen, there is space and plumbing for an automatic washing machine and further space for an undercounter appliance. There is a wall mounted boiler, an internal door to the garage, external door to the side of the property and Karndean flooring.

## FIRST FLOOR

### LANDING

An impressive landing offers access to the first floor accommodation. There is a built-in airing cupboard.

### BEDROOM 1

14'4" + wardrobes x 11'6" (4.39 + wardrobes x 3.53)

The master bedroom is fitted with a good selection of fitted wardrobes, matching bedside cabinets and overhead storage. There is a window to the front elevation.

### EN-SUITE

10'0" x 5'3" (3.05 x 1.60)

The luxuriously appointed en-suite is fitted with a three piece suite comprising WC with a concealed cistern, wall hung vanity wash basin and a shaped bath with a glazed

screen and a 'rainfall' thermostatic shower. There is tiling to the walls, a chrome heated towel rail and a window to the front elevation.

### BEDROOM 2

12'10" + wardrobes x 12'7" (3.91m + wardrobes x 3.84m)

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

### BEDROOM 3

11'6" max x 11'2" + wardrobes (3.51m max x 3.40m + wardrobes)

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

### BEDROOM 4

13'3" max x 9'4" + wardrobes (4.06 max x 2.87 + wardrobes)

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

## FAMILY BATHROOM

10'9" max x 9'5" (3.28 max x 2.87)

The beautifully appointed family bathroom is an excellent size and is fitted with a four piece suite comprising WC, wall hung wash basin, large walk-in shower and a panelled bath. There is tiling to the walls and floor, heated towel rail and a window to the rear.

## OUTSIDE

### FRONT

To the front of the property there is an extensive block paved driveway providing excellent off street parking provisions and is flanked by slate topped planting beds.

### REAR

The delightful rear garden features a large decked terrace which adjoins the property with a mid-height fence and gate leading to the lawn. To one corner of the garden there is an area of raised decking and there is a timber shed to the opposite corner. Additional storage is to the side of the property and there is timber fencing to the perimeter.



## DOUBLE GARAGE

17'8" max x 16'11" (5.38 max x 5.16)

An integral double garage with two individual up and over doors to front elevation. There is light and power within the garage.

## 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.

## 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.

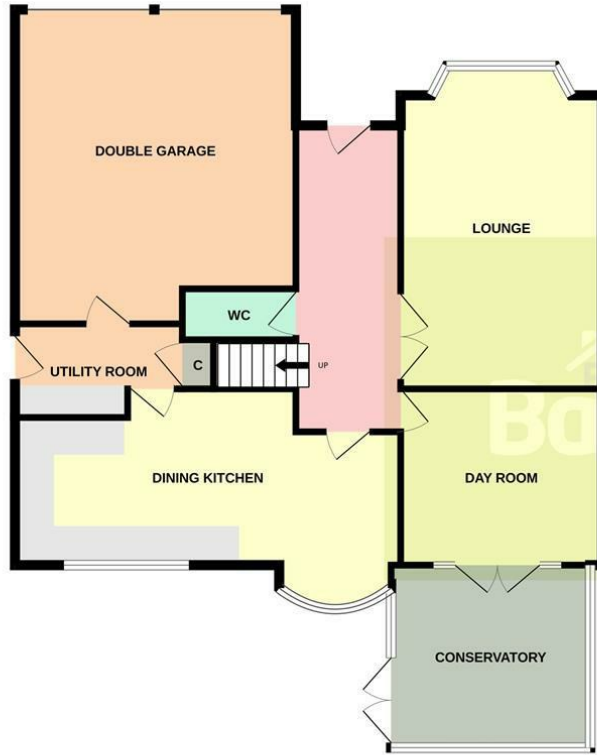
## AGENT NOTES.

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 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



GROUND FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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