



Linton, Elloughton, HU15 1FE
Offers Over £367,000


**Philip
Bannister**
Estate & Letting Agents

Linton, Elloughton, HU15 1FE

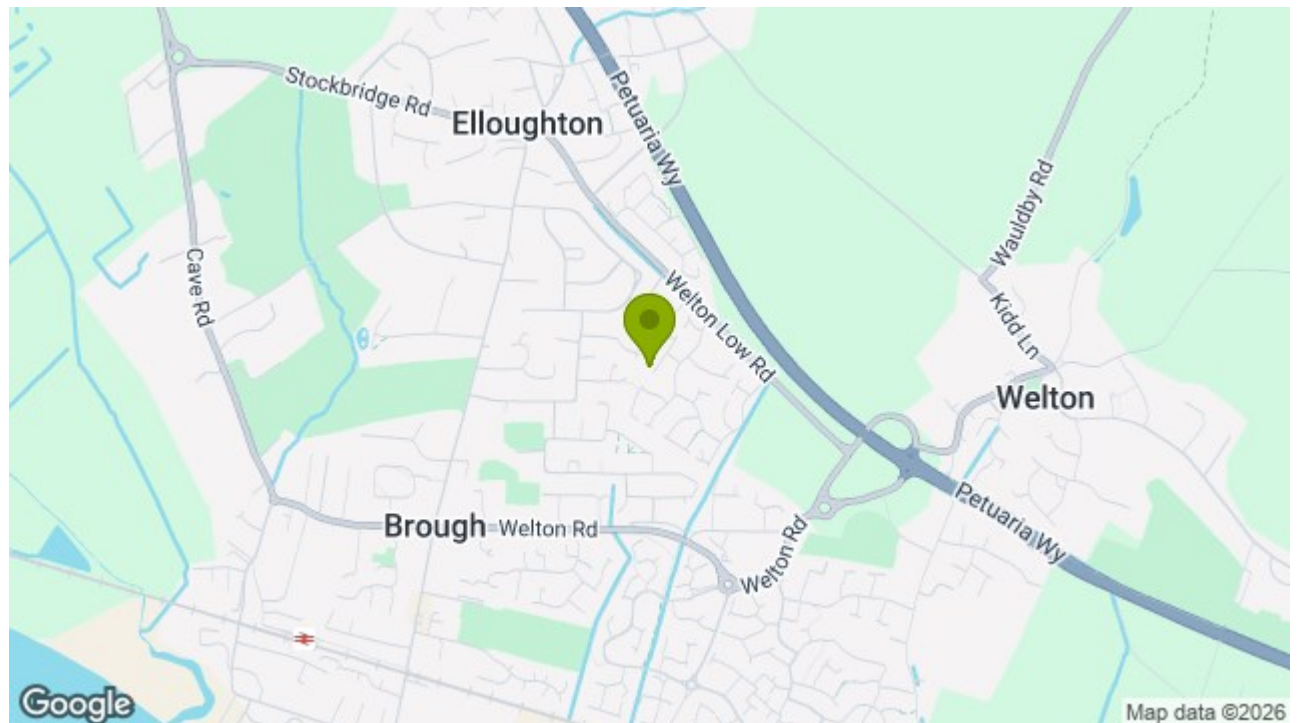
Key Features

- Spacious Family Home
- 4 Good Sized Bedrooms
- Open Plan Living Kitchen + Utility Room
- Fabulous Garden Room
- Luxurious En-Suite + Family Bathroom
- Westerly Rear Garden
- Driveway Parking
- Integral Garage
- Council Tax = E
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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		

An exceptional four-bedroom family home, tucked away in a highly desirable cul-de-sac within the ever-popular Lowerdale development. The well-planned accommodation offers an ideal layout for modern family living and has been thoughtfully enhanced by the current owners. A useful entrance porch leads into a welcoming hallway with a cloakroom/WC and convenient internal access to the garage. To the front of the property, an attractive lounge features a bay window and fitted cabinetry.

To the rear, a superb full-width open plan living kitchen creates the heart of the home, perfectly suited to family life and entertaining, and flows seamlessly into a bright garden room overlooking the garden. A separate utility room adds further practicality. The first floor offers four well-proportioned bedrooms, three with fitted wardrobes, including a generous primary bedroom with a contemporary en-suite, complemented by a modern house bathroom. Externally, the property benefits from ample driveway parking leading to an integral garage, while the attractive rear garden enjoys a desirable westerly aspect.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

A residential entrance door leads to the porch, with an internal door leading to:

ENTRANCE HALL

A welcoming hallway allowing access to the accommodation at ground floor level. There is a staircase to the first floor, useful storage cupboard and an internal door to the garage.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin.

LOUNGE

15'8" x 10'4" (4.78m x 3.15m)

An attractive front facing reception room with a bay window to the front elevation. There are a range of attractive units with cupboards and shelving.

OPEN PLAN LIVING KITCHEN

19'5" x 12'2" narrowing to 9'5" (5.92m x 3.71m narrowing to 2.87m)

A fabulous open plan living kitchen which spans the width of the property to the rear and opens to a garden room. The kitchen is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and matching splashbacks. There is a composite sink unit beneath a window to the rear, integrated appliances which include a double oven, four ring ceramic hob and a dishwasher. There is a flexible space for living or dining furniture, opening to:

GARDEN ROOM

12'4" x 7'6" (3.76m x 2.29m)

A versatile space which could be utilised as additional living or dining space. With views of the rear garden and French doors opening to the patio.

UTILITY ROOM

With fitted worksurfaces and matching splashbacks, space and plumbing for an automatic washing machine, space for under counter fridge and freezer. There is a wall mounted boiler and a door to the rear. There is access to understairs storage space.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

10'7" x 14'11" (3.23m x 4.57m)

A spacious double bedroom with fitted wardrobes and a window to the front elevation. There is access to:

EN-SUITE

This stylish and well appointed en-suite is fitted with a large walk-in shower area with a thermostatic shower, glazed screen and splashboards. There is a WC and vanity wash basin within a fixed unit. A window is to the side elevation, wall mounted illuminated mirror and a heated towel rail.

BEDROOM 2

12'7" x 9'3" (3.84m x 2.82m)

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

BEDROOM 3

9'6" x 8'0" (2.92m x 2.44m)

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

BEDROOM 4

7'4" x 6'5" (2.24m x 1.98m)

A fourth bedroom or useful office space, with a window to the rear.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a shaped bath with a shower over. There is partial wall tiling and a window to the rear elevation.

OUTSIDE

To the front of the property there is driveway parking and a gravel area allowing additional parking. The rear garden enjoys a westerly facing aspect with paved patio and lawn. There is timber fencing to the boundaries and a garden shed to one garden.

GARAGE

The integral garage features an up and over door, light and power. There is a personnel door from the entrance hall.

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 E. (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 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



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
821 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, the plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, position and appearance of items shown are not intended to be a guarantee as to their existence or efficiency and are given as to their appearance only.



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
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