Philip Bannister
Estate & Letting Agents
Platinum Collection

23
Ingleton | Elloughton | HU15 1SQ

£565,000

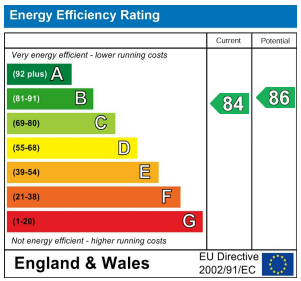
23 Ingleton, Elloughton, HU15 1SQ

Set within a sought-after cul-de-sac of executive homes, this substantial and superbly extended family residence now offers up to seven-bedroom accommodation across three spacious floors. A welcoming entrance hall with generous storage leads to a well-appointed cloakroom/WC, a spacious bay-fronted lounge, and a truly impressive full-width living kitchen – the heart of the home. Designed for modern family living, this stunning space features areas for cooking, dining, and relaxing, and is beautifully finished with a large central island with Quartz work surfaces, integrated appliances, and bi-folding doors that open onto the rear garden. A separate utility room adds to the home's practical appeal.

The first floor comprises five generously sized double bedrooms, all benefiting from fitted wardrobes. Two of these enjoy stylish en-suite shower rooms, while the remaining bedrooms are served by a luxurious family bathroom. The second floor offers two further versatile rooms, ideal as additional bedrooms, a home office, games room, or cinema space. Externally, the property features a double driveway leading to an integral double garage, and a landscaped rear garden that is not directly overlooked. The home also benefits from a PV solar system with a storage battery.

Key Features

- Luxurious Family Home
- 5 Double Bedrooms + 2 Versatile Loft Rooms
- Impressive Full-Width Living Kitchen With Bi-Folding Doors
- 2 Contemporary En-Suites & A Luxurious Family Bathroom
- Utility Room & Cloaks/WC
- Driveway & Integral Double Garage
- Landscaped Rear Garden
- PV Solar System With Battery Storage
- EPC = B
- Council Tax = F



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WEEKLY PLANNER
Magnetic
SAMSUNG

ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a staircase leading to the first floor with cupboards beneath, a fitted mirror fronted storage cupboard and there is an internal door to the garage.

CLOAKROOM/WC

A well appointed cloakroom which is fitted with a two piece suite comprising WC and a countertop washbasin with wall hung storage unit. There is tiling to the walls and floors and a heated towel rail.

LOUNGE

A spacious bay fronted reception room with a feature fireplace housing a coal-effect living flame gas fire. There is ample room for a three piece suite.

LIVING KITCHEN

This fabulous open-plan living kitchen spans the full width of the property to the rear, thoughtfully designed to combine living, cooking, and relaxed dining all in one superb space. At the heart of the space is a sleek, contemporary kitchen, featuring high-quality white gloss wall and base units, beautifully contrasted by modern work surfaces and matching splashbacks. A stainless steel sink with a professional-style mixer tap sits beneath a rear window. A range of appliances are seamlessly integrated, including an oven, combi microwave and a dishwasher.

A stunning central island peninsula is topped with luxurious Quartz worktops and hosts an induction hob with a retractable extractor fan, as well as convenient built-in power points. The island leads to a breakfast bar, perfect for casual dining. The living area offers generous room for sofas and a media setup with the entire space wonderfully connecting to the outdoors through a series of bi-folding doors, opening out to the rear garden.

UTILITY ROOM

The utility room is fitted with matching units to those of the kitchen, contrasting worksurfaces and upstands. There is a stainless steel sink unit with professional mixer tap, space and plumbing for a washing machine and space for a further under counter appliance, wall mounted boiler and a door to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in cupboard housing a hot water Megaflow system and a staircase leading to the second floor.

BEDROOM 1

A spacious double bedroom positioned to the front of the property, having two double and one single fitted wardrobes and access to en-suite facilities.

EN-SUITE

A beautifully appointed en-suite which is fitted with a shower cubicle with a thermostatic shower, concealed cistern WC and a wall hung wash basin. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

BEDROOM 2

A double bedroom positioned to the rear of the property, having two double and a single fitted wardrobe and access to en-suite facilities.

EN-SUITE

A well appointed en-suite which is fitted with a concealed cistern WC, inset wash basin within a wall hung unit and a shower cubicle with thermostatic shower. There is tiling to the walls and floor, heated towel rail and a window to the side elevation.

BEDROOM 3

A double bedroom positioned to the rear of the property, with a wall of fitted wardrobes.

BEDROOM 4

A further double bedroom positioned to the front of the property with a triple wardrobe.

I THINK I
spider!
SPONGE
ever!
I THINK
my pig
WITH ME
is not good
cherry eating.

WOODPECKER CIDER
CLASSIC COCKTAIL RECIPES
PEPSI
JACK DANIEL'S
Tennessee
WHISKEY

BEDROOM 5
A fifth double bedroom with a fitted triple wardrobe.

BATHROOM
A luxurious family bathroom which is fitted with a concealed cistern WC, wall hung wash basin and a bath with folding glazed screen, mixer tap and a thermostatic shower. There is tiling to the walls and floor, useful storage shelving and a heated towel rail.

SECOND FLOOR

LANDING
With a Velux window and access to the accommodation at second floor level.

BEDROOM 6 / GAMES ROOM
A versatile space which could be utilised as a guest bedroom, games room or home cinema. It has three Velux windows and access to eaves storage.

BEDROOM 7 / OFFICE
A further versatile room, currently used as an office, which could alternatively serve as a bedroom or a sitting room to the adjacent bedroom. There are three Velux windows.

OUTSIDE

FRONT
To the front of the property there is a lawned garden with hedging to the kerbside boundary. A double width driveway provides off street parking and leads to the integral garage. A gravel footpath leads to the entrance door.

REAR
The rear garden is not immediately overlooked and features a full width patio adjoining the property with steps leading to a lawned garden. To one corner there is a further patio seating area and the garden is stocked with seasonal planting to the borders.

DOUBLE GARAGE
The double garage features an automated folding shutter door, light and power. There is a personnel door providing access from the entrance hall.

PHOTOVOLTAIC PANELS
The property is installed with a PV Solar System which includes battery storage. This contributes to the reduction of electricity bills and the owners currently have a Feed-in-tariff (FIT) with Octopus Energy.

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.
SECURITY - The property has the benefit of an installed burglar alarm system.
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 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
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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.
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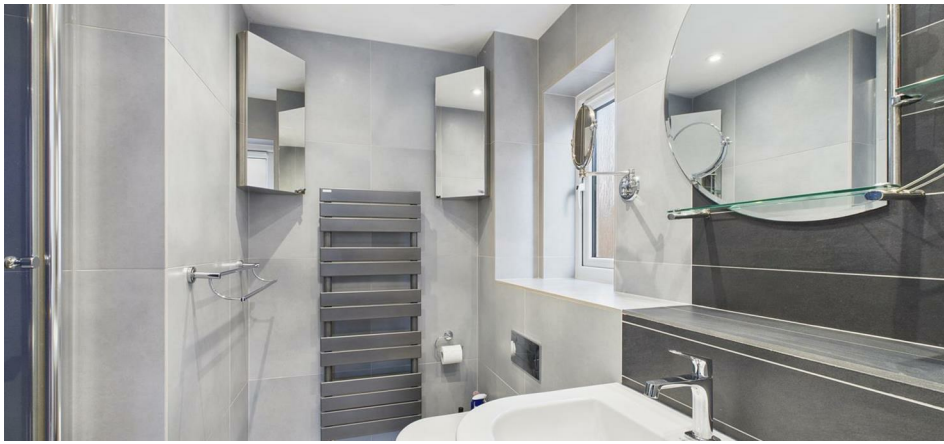
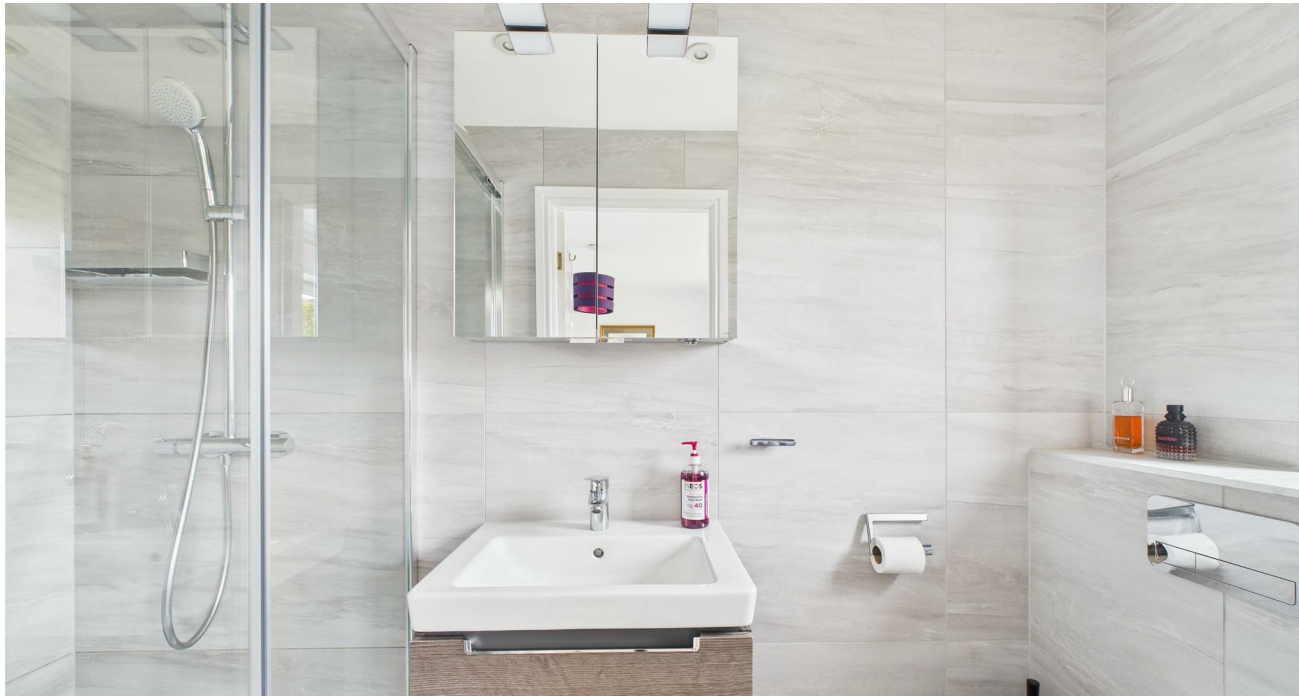
Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this 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

First Floor

Floor 2

Approximate total area(1)

2449 ft²

Reduced headroom

146 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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