



19, Wintringham,
Elloughton, HU15 1SL
Guide Price £485,000



Located in the charming village of Elloughton, 19 Wintringham presents an exceptional opportunity for those seeking a spacious family home. This impressive detached house boasts an inviting layout, featuring two well-appointed reception rooms and open plan breakfast kitchen that provide ample space for both relaxation and entertaining.

With six generously sized bedrooms, this property is perfect for larger families or those who desire extra space for guests or a home office and the two bathrooms plus cloakroom ensure convenience for all.

The location in Elloughton offers a delightful blend of rural charm and accessibility, with local amenities and transport links nearby. The property is in the catchment area for primary and secondary schools.

Whether you are looking to settle down in a peaceful community or seeking a property that can accommodate a growing family, 19 Wintringham is a remarkable choice that promises to meet your needs. Do not miss the chance to make this wonderful house your new home.

Tenure - Freehold
Council tax Band - E
Epc - C



Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door gives access to the light and airy entrance hall with stairs off to the first floor.

CLOAKROOM

2.50m x 0.86m (8'2" x 2'9")

Modern suite comprising low flush W.C., wall mounted hand basin with mixer tap over, panelled radiator, door into garage.

LIVING ROOM

5.51m x 3.58m (18'0" x 11'8")

Feature fireplace housing coal effect fire with modern oak fire surround, marble effect inset and hearth, ceiling coving, sliding patio doors into:-

DINING ROOM

3.35m x 3.35m (10'11" x 10'11")

Sliding doors leading to:-

DINING KITCHEN

5.49m x 4.80m (18'0" x 15'8")

A good range of light cream high gloss wall and floor units, complementary work surfaces and splashbacks including double ceramic sink unit with mixer tap over, split level ovens including two ovens and microwave, warming drawer, integrated washing machine, fridge/freezer and tumble dryer, 5 ring induction hob with splashback, feature extractor over. Breakfast island with single bowl sink with mixer tap over, storage under and integrated dishwasher, Velux windows to ceiling, french doors into rear garden. tall contemporary radiator, recessed ceiling lights, laminate wood flooring, understairs cupboard and ceiling coving.

Bi-fold doors give access to:-

CONSERVATORY

3.91m x 3.29m (12'9" x 10'9")

The conservatory has an insulated roof, to maintain coolness in the heat and warmth when the weather is cold. There are recessed ceiling lights, high gloss tiled floor and french doors lead to rear garden.

FIRST FLOOR

LANDING

Recessed ceiling lights, stairs to second floor.

MASTER BEDROOM

3.61m x 3.55m (11'10" x 11'7")

Radiator.

JACK AND JILL BATHROOM

2.67m x 1.7m (8'9" x 5'5")

Suite comprising panelled bath with waterfall shower over, wall mounted mixer taps, wall mounted hand basin, low flush W.C., recessed ceiling lights, shaver point, extractor, door to

BEDROOM TWO

3.61m x 2.64m (11'10" x 8'7")

A range of fitted wardrobes.

BEDROOM THREE

3.49m x 3.18m (11'5" x 10'5")

There are a range of fitted wardrobes and an adjoining door to Bedroom four.

FAMILY BATHROOM

2.29m x 1.70m (7'6" x 5'6")

White suite comprising low level W.C. pedestal wash hand basin, panelled bath with hand held shower attachment and shower screen, heated chrome towel rail and vinyl flooring.

BEDROOM FOUR

2.92m x 2.57m (9'6" x 8'5")

The room is currently used as a dressing room and has a range of fitted wardrobes.

SECOND FLOOR

LANDING

BEDROOM FIVE

3.79m x 3.68m (12'5" x 12'0")

Eaves storage space, recessed ceiling lights, velux window.

BEDROOM SIX

3.48m x 3.28m (11'5" x 10'9")

Eaves storage, velux window.

CLOAKROOM

1.22m x 0.90m (4'0" x 2'11")

Wall mounted hand basin, concealed W.C., high gloss tiles to walls and floor, velux windows.

OUTSIDE

GARDENS

Decorative Pergola covers the paved patio area to the rear, timber fence to boundary with decorative mature planting to the borders and laid to artificial lawn for ease of maintenance.

To the front is a block paved driveway which provides ample private parking, the garden has a small area of artificial lawn, decorative borders with an abundance of mature planting.

Side access via a gate leads into the rear garden.

GARAGE

Electric up and over door with power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

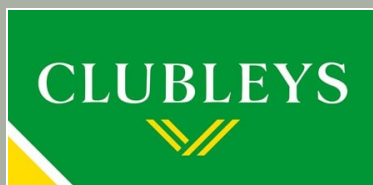
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.