



Oak Avenue, Elloughton, HU15 1LA  
£299,950

Philip  
**Bannister**  
Estate & Letting Agents

# Oak Avenue, Elloughton, HU15 1LA

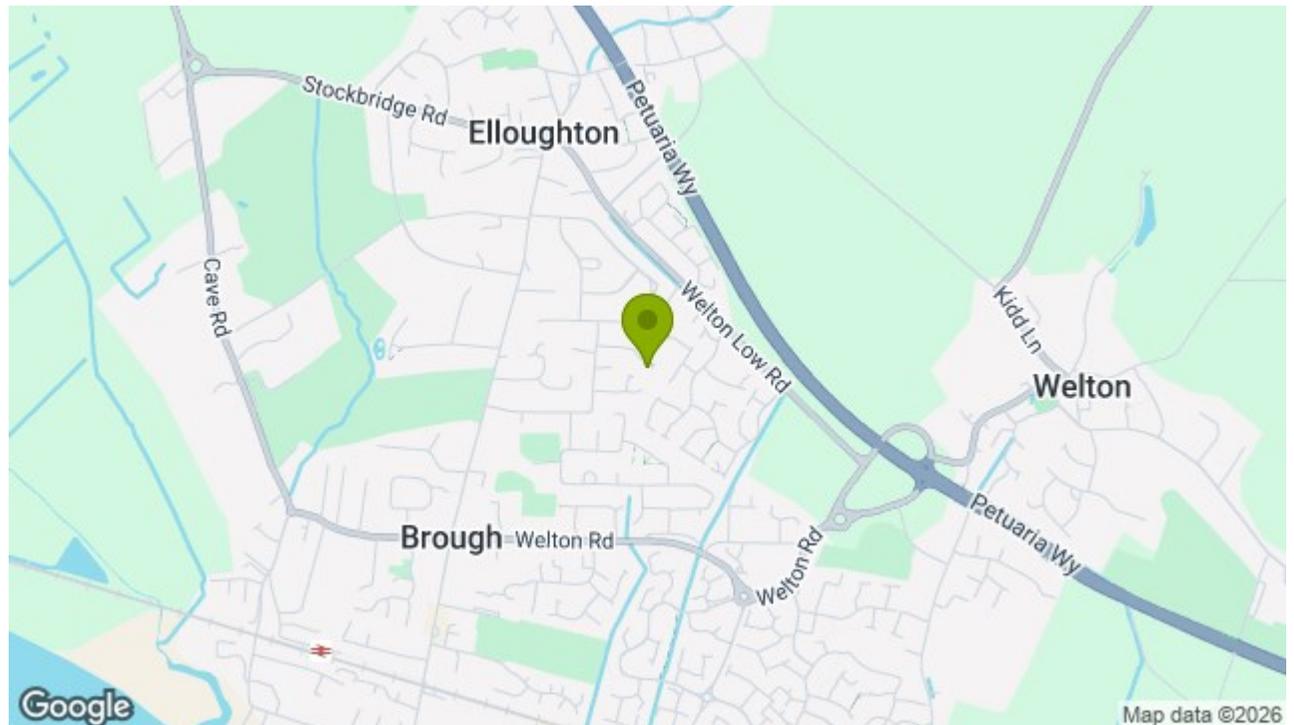
## Key Features

- NO CHAIN
- 4 Bedroom Detached Home
- Southerly Rear Garden
- 2 Reception Rooms
- Fitted Wardrobes To All Bedrooms
- En-Suite To Bedroom 1
- Ground Floor Cloaks/WC
- Driveway & Garage
- Cul-De-Sac Location
- EPC = TBC / Council Tax = D

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>		
(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	

This four-bedroom detached family home is set towards the head of a residential cul-de-sac and offered to the market with no onward chain. Positioned on a corner plot, the property benefits from an entrance hall, cloakroom/WC, a front-facing lounge with archway access to the dining room, and a proportioned kitchen. The first floor provides four bedrooms, each with fitted furniture, including a main bedroom with en-suite shower room, complemented by a separate family bathroom.

Externally, the home features a front garden and driveway providing off-street parking, which leads to an integral garage. To the rear, the property boasts a good-sized southerly facing garden.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway provides internal access to:

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and inset vanity wash basin with tiled splashback and a cupboard beneath. There is a porthole style window to the front.

#### LOUNGE

A spacious front facing lounge with a feature fireplace housing a living flame gas fire upon a marble hearth, backplate and mantle. There is a staircase leading to the first floor, window to the front elevation and an archway opening to:

#### DINING ROOM

With space for a dining table and chairs. A set of French doors open to the rear garden.

#### KITCHEN

The kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation, there is space for a range of appliances including an automatic washing machine, undercounter fridge and a cooker. A door leads to the side of the property.

### FIRST FLOOR

## LANDING

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

#### BEDROOM 1

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

#### EN-SUITE

Fitted with a three piece suite comprising WC, inset vanity wash basin and a shower cubicle. There is tiling to the walls and floor and a window to the rear elevation.

#### BEDROOM 2

A second double bedroom with fitted wardrobes, drawers and cupboards. There is a window to the front elevation.

#### BEDROOM 3

With fitted wardrobes and a window to the front elevation.

#### BEDROOM 4

The 4th bedroom is currently utilised as an office with a range of furniture including cupboards, drawers with a desk and a bookshelf. A window is to the rear elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, inset vanity wash basin and a panelled bath with a glazed screen and shower above. There is tiling to the walls and floor, a heated towel rail and a window to the front elevation.

### OUTSIDE

## FRONT

To the front of the property there is a lawned garden which continues to the side of the property along the kerbside boundary.

## REAR

To the rear of the property there is a good sized and enjoys a southerly aspect. The garden is mainly laid to lawn with planting beds to the eastern boundary. The garden is partitioned with a vegetable plot towards the bottom which includes a timber shed and greenhouse.

## DRIVEWAY & INTEGRAL GARAGE

To the front of the property there is a driveway which provides off street parking and leads to an integral garage. The garage features an up and over door, light and power.

## 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.

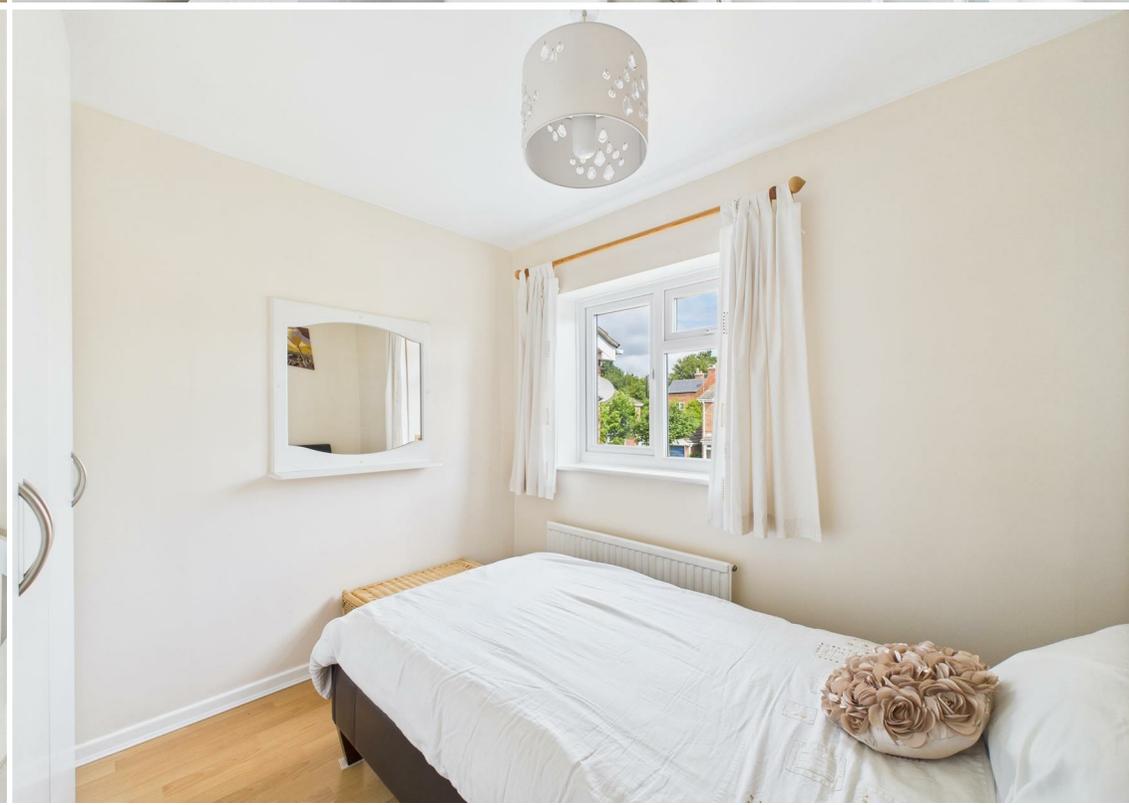
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

## 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.

## 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.

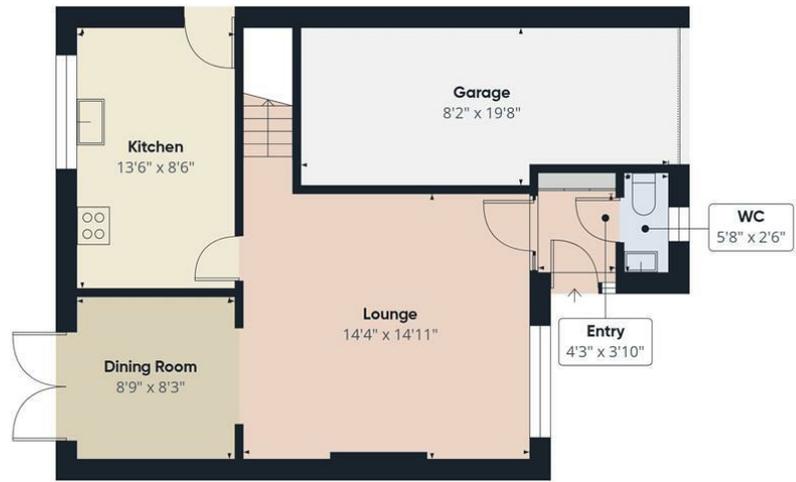
## AGENT NOTES.

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



First Floor



Approximate total area<sup>(1)</sup>  
1100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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