



12 Longleat Avenue, Elloughton, Brough, HU15 1RL
£280,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a corner plot within a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2017 by Bellway Homes the property is still covered by its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops and integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear, feature walk in bay window to the front and fitted wardrobes to 2 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom.

The property is located on a corner plot with upgraded gardens. There is a driveway leading to a single garage with power and light plus rear personnel door.

Tenure - Freehold
Estate Management Fee - £120pa
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With timber flooring.

Lounge 15'6"(max) x 10'5"(max) (4.74m(max) x 3.19m(max))

With timber flooring. French doors leading to rear.

Dining Kitchen 17'1"(max) x 8'7"(max) (5.22m(max) x 2.62m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus stainless steel splash back. With integrated double oven, hob, hood, fridge freezer, dishwasher and washing machine plus 1.5 sink and mixer tap. Having a feature walk in bay window plus floor tiling.

WC 5'1" x 2'9" (1.55m x 0.85m)

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets. Access to store and airing cupboard.

Bedroom 1 15'4"(max) x 9'10"(max) (4.69m(max) x 3.02m(max))

With fitted wardrobes, carpets and curtains.

En Suite 9'1" x 3'9" (2.79m x 1.16m)

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 14'0"(max) x 8'6"(max) (4.28m(max) x 2.60m(max))

With fitted wardrobes, carpets and curtains.

Bedroom 3 11'8"(max) x 8'6"(max) (3.56m(max) x 2.61m(max))

With fitted carpets.

Bedroom 4 8'6" x 6'9" (2.60m x 2.06m)

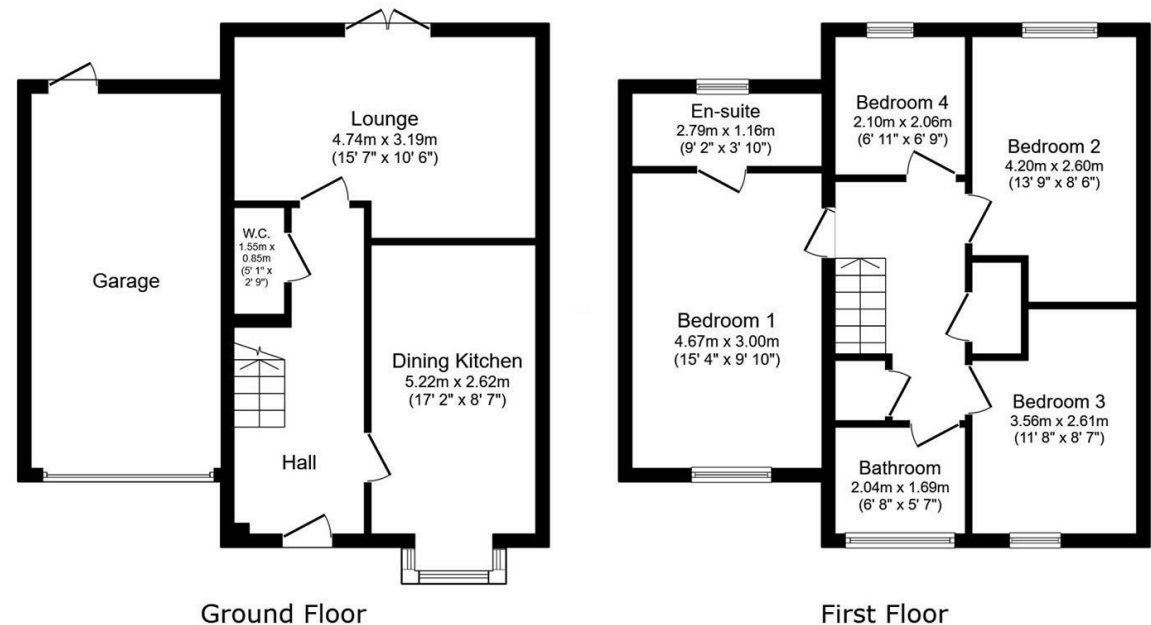
With carpets and curtains.

Bathroom 6'8" x 5'6" (2.04m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator plus recessed spot lights.

EXTERNAL

The property is located on a corner plot with upgraded gardens. There is a driveway leading to a single garage with power and light plus rear personnel door.



Total floor area: 113.5 sq.m. (1,221 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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