



Manor Drive, Elloughton, HU15 1JA
Offers Over £230,000

Philip
Bannister
Estate & Letting Agents

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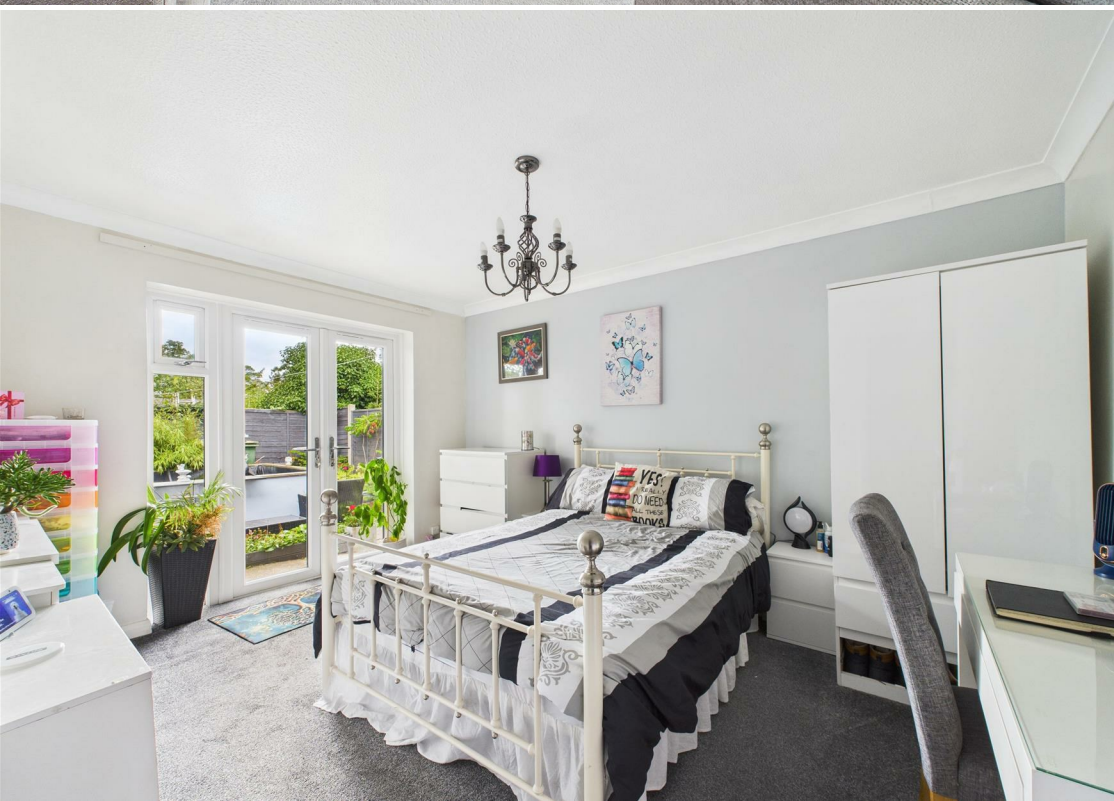
Occupying a cul-de-sac position with a private westerly-facing garden, this versatile three-bedroom detached bungalow offers well-presented accommodation. The layout includes an entrance hall opening to a fitted kitchen, two ground-floor double bedrooms, a modern shower room and a spacious lounge with a multi-fuel stove. Upstairs, a flexible room provides the option of a third bedroom or second sitting room. Outside, a long side driveway offers ample parking and leads to a detached garage, while the low-maintenance rear garden features a raised Koi pond, which can be removed at the buyer's request.

Key Features

- Detached Bungalow
- 2 Ground Floor Bedrooms
- Versatile 1st Floor Bedroom/Reception Room
- Recently Fitted Shower Room
- Private Westerly Garden
- Large Drive & Detached Garage
- Cul-De-Sac Location
- EPC = C
- Council Tax = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	





ACCOMMODATION

The property is arranged over two floors with the ground floor being wheelchair accessible and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property via a residential entrance door which leads to the hallway and internal accommodation. An opening leads to:

KITCHEN

The fitted kitchen comprises a range of white fronted wall and base units mounted with contrasting worksurfaces beneath splashboards. There is a stainless steel sink unit beneath a window to the front elevation and integral appliances which include an electric oven, gas hob and extractor hood. There is space and plumbing for an automatic washing machine and space for an American fridge freezer.

LOUNGE

A spacious front facing reception room with a reclaimed brick feature fireplace housing a multi-fuel burning stove, a window is to the front elevation and a staircase leads to the first floor.

SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC and vanity wash basin set within a fixed vanity unit and a glazed shower cubicle with a thermostatic shower. There are splashboards to the walls and a window to the side elevation.

BEDROOM 1

A generously proportioned double bedroom with French doors leading to the rear garden.

BEDROOM 2

A second double bedroom with a window to the rear elevation.

FIRST FLOOR

BEDROOM/RECEPTION ROOM

A useful first floor space which could be utilised as a bedroom, games room or a further reception room. With 3 skylights and fitted cupboards.

OUTSIDE

FRONT

To the front of the property there is a garden area with slate chippings and a mixture of shrubs. A gravel area provides the potential for additional parking.

REAR

The rear garden enjoys a westerly aspect and is designed for low maintenance with a patio area, gravel and planting beds. A raised Koi pond sits centrally, however the owners have advised that they are willing to dismantle the pond at a buyers request.

DRIVEWAY & GARAGE

A side driveway offers parking for several vehicles and leads to a detached brick garage which features light and power supply.

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 PVCu double glazed frames

COUNCIL TAX - We believe the property lies within Band C (East Riding Of Yorkshire Council). 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.

AGENTS NOTE - The agents 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.

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.

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.

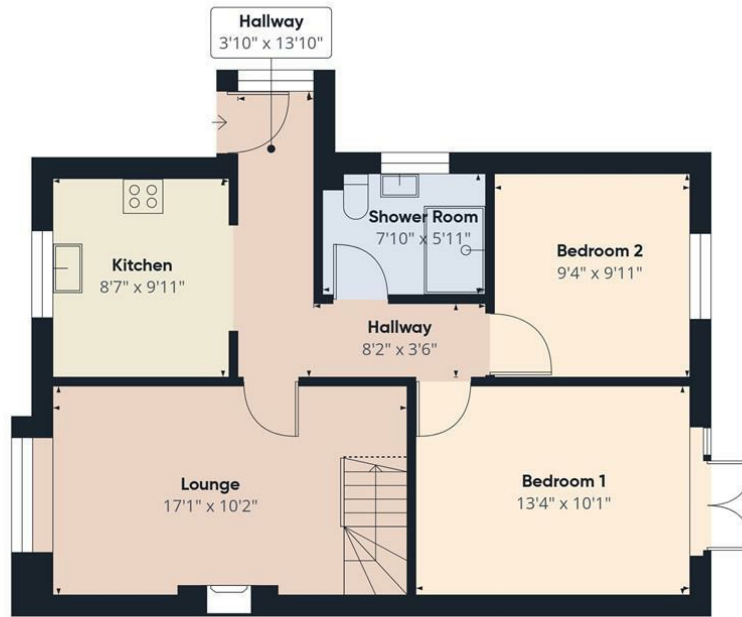
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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

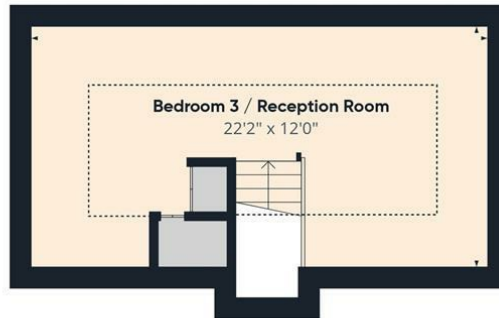
AML.

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.





Ground Floor



First Floor



Approximate total area⁽¹⁾
874 ft²
Reduced headroom
153 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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