



Hunter Road, Elloughton, HU15 1LG
£875 Per Calendar Month



Platinum Collection

Hunter Road, Elloughton, HU15 1LG

UNFURNISHED - This true detached bungalow, boasts 2 generously sized double bedrooms, the versatility of the second bedroom extends to the possibility of transforming it into a welcoming second reception room, complete with French doors that open to the thoughtfully landscaped rear garden. The front-facing lounge bathes in natural light through a large picture window, creating a bright and inviting space. The property further features a fitted kitchen, a reception hall big enough for a breakfast table, and a bathroom.

Outside, the property unfolds with gardens to the front, side, and rear, the latter designed for easy maintenance. A convenient driveway leads to an attached garage. Situated in a convenient location, this bungalow offers swift access to local amenities.



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Key Features

- OFFERED UNFURNISHED
- True Detached Bungalow
- 2 Double Bedrooms
- Spacious Front Facing Lounge
- Reception Hall
- Low Maintenance Rear Garden
- Driveway & Garage
- Convenient Location
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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 a single storey and comprises:

GROUND FLOOR

RECEPTION HALL

Allowing access to the property through a residential entrance door, the reception hall is large enough to house a breakfast table and chairs. A tiled floor runs throughout and an archway leads to:

KITCHEN

11'2 x 7'4 (3.40m x 2.24m)

The kitchen features a range of fitted wall and base units which are mounted with complementary worksurfaces beneath tiled walls. A composite sink unit sits beneath a window to the side elevation, there is an integral electric double oven/grill, gas hob and concealed extractor hood. An integrated fridge, space for an undercounter freezer or there is plumbing available for a washing machine. A tiled floor runs throughout, ceiling spotlights, spotlights over the sink and a door leads to the side of the property.

LOUNGE

16'2 x 12'10 (4.93m x 3.91m)

A spacious front facing lounge overlooks the garden and street scene beyond. There is a brick sett feature fireplace housing an electric flame and coal effect fire.

INNER HALLWAY

With a cupboard housing the combination boiler. Internal doors lead to:

BEDROOM 1

14'9 + wardrobes x 9'5 (4.50m + wardrobes x 2.87m)

A double bedroom positioned to the rear of the property with fitted wardrobes, bedside tables and a dressing table. A window is to the rear elevation.

BEDROOM 2

10'4 x 10'10 (3.15m x 3.30m)

A second double bedroom which offers excellent versatility with French doors opening to the rear garden.

BATHROOM

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

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a low level wall to the front boundary. A footpath leads to the property.

SIDE

To the side of the property there is a covered patio area with a small rockery, ideal for seating with a door leading from the kitchen.

REAR

The rear garden has been designed for easy maintenance and features a raised patio with a brick-built planting bed. A secluded area sits to the rear of garage and there is a mix of brick and timber fencing to the perimeter.

DRIVEWAY & GARAGE

To the front of the property there is a driveway which provides off street parking and leads to a garage. The garage is a large single with an up and over door, light, power, water supply for a washing machine, sink unit and an outside tap. There is also venting for a tumble dryer and a personnel door to the rear.

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. The garage is installed with wooden sealed units.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

TENANCY INFORMATION

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£201.92). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by



the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

VIEWINGS

Strictly by appointment with the sole agents.

AGENTS 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 NTSEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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