

Howden Croft Hill, Ellerker, HU15 2DE

£350,000

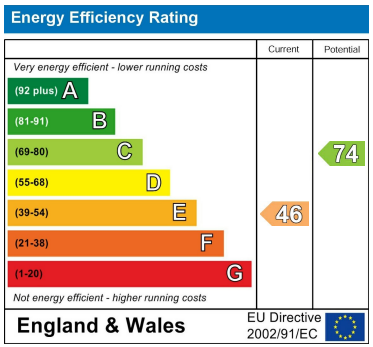
Philip Bannister

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Enjoying a prominent position in one of the region's most sought-after locations, this attractive property is immaculately maintained throughout and offers excellent scope for a purchaser to enhance and personalise to their own tastes. The well-proportioned and well-presented accommodation provides comfortable and versatile living space, while to the rear the property benefits from delightful paddock views, creating a pleasant sense of openness. Combining immediate appeal with future potential, this is a rare opportunity to acquire a home in a highly desirable setting.

Key Features

- NO CHAIN
- Highly Desirable Prime Location
- Fantastic Potential
- Immaculately Maintained
- Ample Off-Street Parking & Garage
- Paddock Views
- A Must See
- EPC =E













ELLERKER
The highly popular village of Ellerker is ideally located off the A63/M62 motorway link, approximately twelve miles to the West of Hull. This quiet village rarely offers property for sale and is highly regarded for its tranquil rural appeal. The village offers a restaurant and is a short drive from the villages of South Cave & Elloughton. An array of local shops, supermarket, primary school, leisure facilities are available at Elloughton, Brough & South Cave. A main line train station is located at Brough, approximately three miles from the village centre.

ACCOMMODATION;

ENTRNACE HALL
A welcoming entrance hall providing access to the accommodation.

LIVING ROOM
A generous living space with two windows to the front and a window to the side elevation. Further benefitting from a feature fireplace.

KITCHEN
With a comprehensive range of shaker style wall and base units, laminated work surfaces and a tiled splashback. Space for a cooker and under-counter fridge, plumbing for an automatic washing machine. Further benefitting from windows to the side and rear elevations.

BEDROOM 1
A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 2
A further double bedroom with window to the front elevation.

SHOWER ROOM
With a shower enclosure and a wash hand basin. Further benefitting from tiled walls, recessed spotlights, a heated towel rail, window to the rear elevation and an airing cupboard.

WC
With WC and a window to the rear elevation.

REAR PORCH
A handy addition to the property with doors to the side elevations.

EXTENRAL;

FRONT
A beautifully manicured front lawn with various plants and shrubs with a side drive providing ample off-street parking.

REAR
Enjoying paddock views to the rear with a shaped lawn, timber fencing, a greenhouse, shed and a garage.

GARAGE
With up and over door, side door, light and power supply.

GENERAL INFORMATION
SERVICES - Mains water, electricity and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement 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 C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
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.

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.

TENURE
We understand that the property is Freehold. This should be clarified by your legal representative.

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 independent 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.

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









Approximate total area(1)

779 ft²

(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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