



Hunter Road, Elloughton, HU15 1LG
£225,000

Philip
Bannister

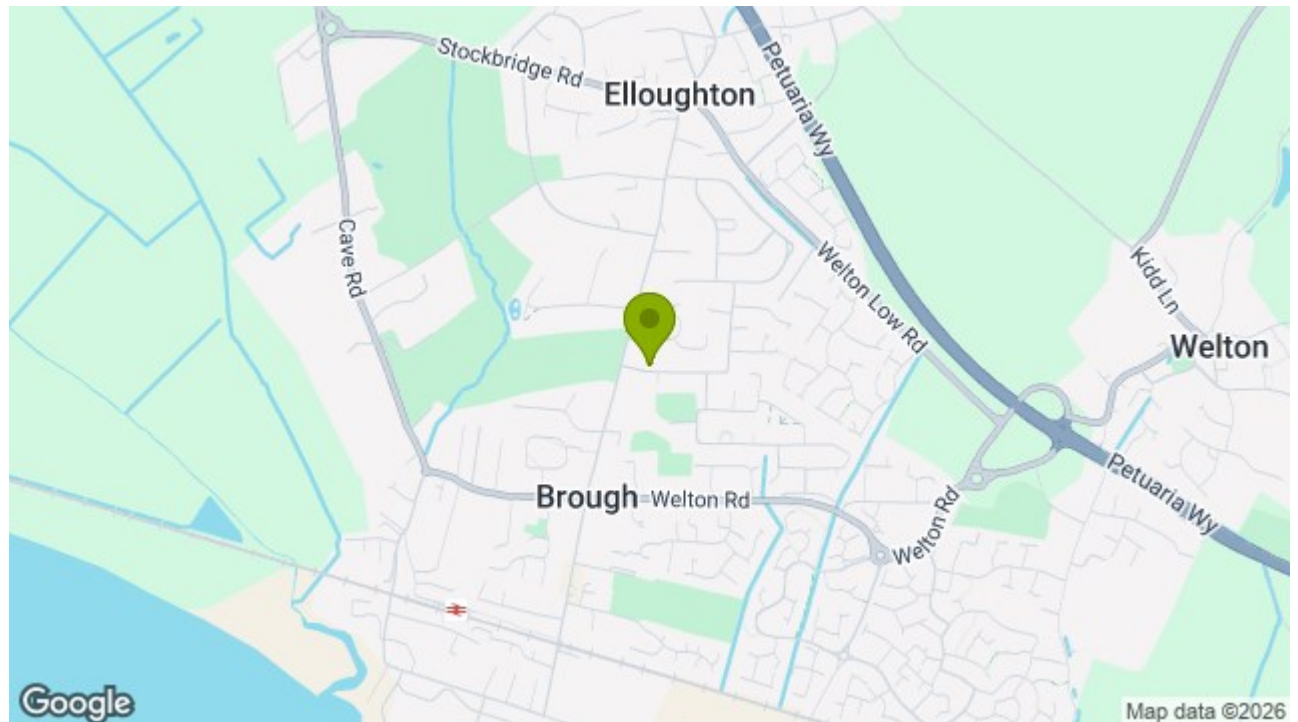
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Key Features

- Semi-Detached True Bungalow
- Modern Finishes Throughout
- 2 Double Bedrooms
- Contemporary Fitted Kitchen
- Well Appointed Bathroom
- Spacious Bay Fronted Lounge Diner
- Private Landscaped Rear Garden
- Fitted Wardrobes To Bedroom 1
- Convenient Location
- EPC = C / Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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		

This delightful two double bedroom semi-detached bungalow offers ready-to-move-into accommodation, complemented by modern finishes throughout. Ideally positioned for easy access to both Elloughton and Brough, together with a wide range of local amenities, the property briefly comprises a modern fitted kitchen with a range of integrated appliances, spacious bay-fronted lounge/diner, inner hall, two well-proportioned double bedrooms and a contemporary bathroom. Outside, a driveway provides off-street parking, while the front garden sets the property back from the roadside. To the rear, a landscaped garden enjoys a good degree of privacy and provides access to a useful store, created from the original garage.





ACCOMMODATION

The accommodation is arranged over a single storey and comprises:

GROUND FLOOR

KITCHEN

A residential entrance door opens to a modern fitted kitchen which includes a selection of modern shaker-style wall and base units which are mounted with complementary worksurfaces. A composite 1 1/2 bowl sink unit sits beneath a window to the side elevation, integral appliances include a fridge, freezer, dishwasher and a freestanding range cooker beneath a concealed filter hood. There is space and plumbing for an automatic washing machine. A breakfast bar sits beneath a further window to the side elevation and there is an opening to:

LOUNGE DINER

With ample space for both living and dining suites, a large bay window to the front elevation.

INNER HALL

With a built-in airing cupboard and access to:

BEDROOM 1

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

BEDROOM 2

A second well proportioned double bedroom with French doors that open to the rear garden.

BATHROOM

A modern bathroom which features a three piece suite comprising WC and vanity wash basin within a fixed unit, and a panelled bath with a thermostatic shower over. There is partial wall tiling and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with established shrubbery and a footpath leading to the entrance door. A driveway leads from the front and continues to the side of the property and provides off street parking.

REAR

The delightful and private rear garden has been designed for low maintenance and is mainly laid with gravel. There are established planting beds to either side of the garden and a raised planting bed to the bottom.

GARAGE/STORE

A brick built single garage/store has French doors opening from the garden.

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 B . (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.

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.

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.

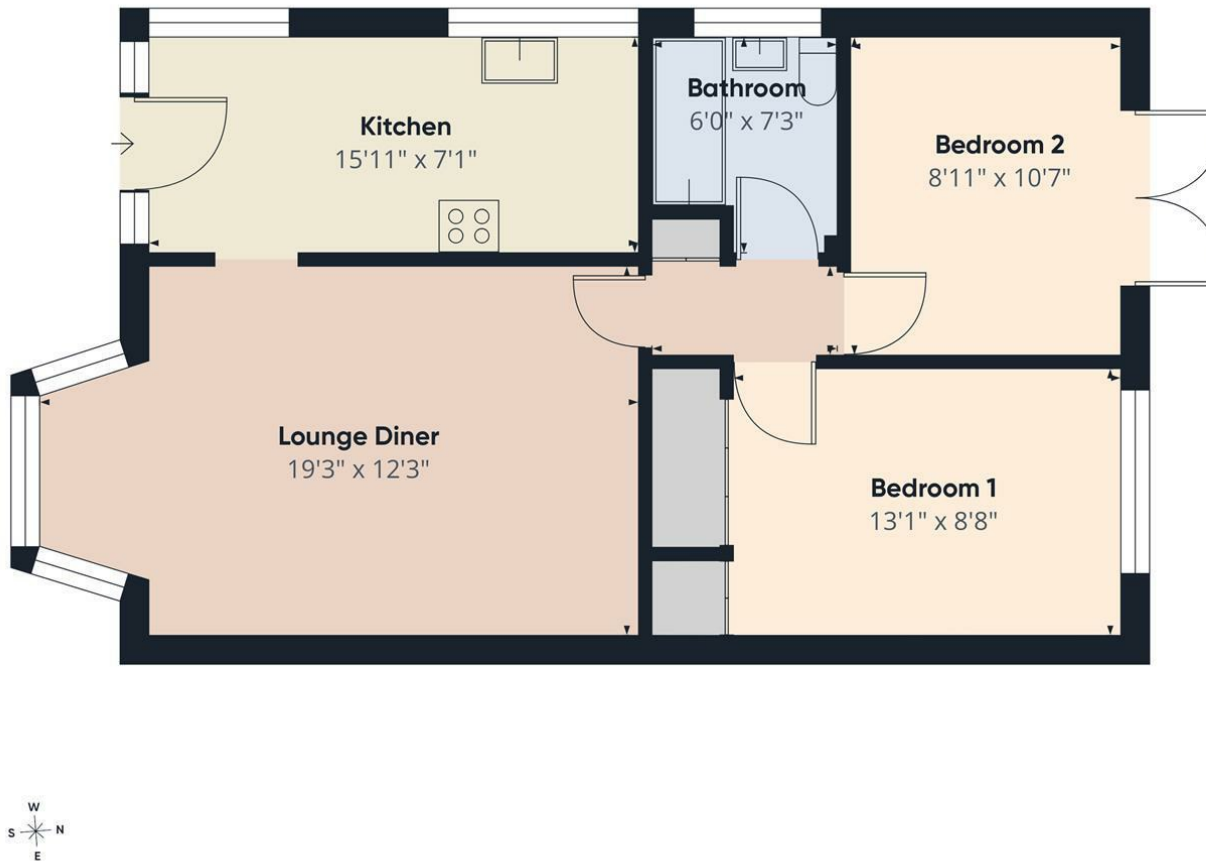
AGENT NOTES.

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 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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





Approximate total area^m
626 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.

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