



30
Spindlewood | Elloughton | HU15 1LL

£525,000 - £525,000

30 Spindlewood, Elloughton, HU15 1LL

Occupying a discreet position within one of Elloughton's most sought-after residential locations, this exceptional detached family home has been thoughtfully remodelled and extensively improved by the current owners to create a beautifully presented residence of outstanding quality. Approached via a brick sett private driveway providing extensive parking, the property offers spacious and versatile accommodation perfectly suited to modern family living.

At the heart of the home is a superbly redesigned, high-specification kitchen which seamlessly opens into the dining area, creating an ideal space for both everyday living and entertaining. A generous lounge enjoys delightful views across the landscaped rear garden, while a versatile study offers flexibility as an additional sitting room/play room if required. A practical utility room and cloakroom/WC complete the ground floor.

To the first floor, the impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, complemented by three further well-proportioned bedrooms, all with fitted wardrobes, and a contemporary family bathroom finished to an excellent standard.

The beautifully landscaped gardens are a particular feature of the property, having been thoughtfully designed with well-stocked borders, attractive seating areas and a superb garden bar with power, creating an ideal space for entertaining.

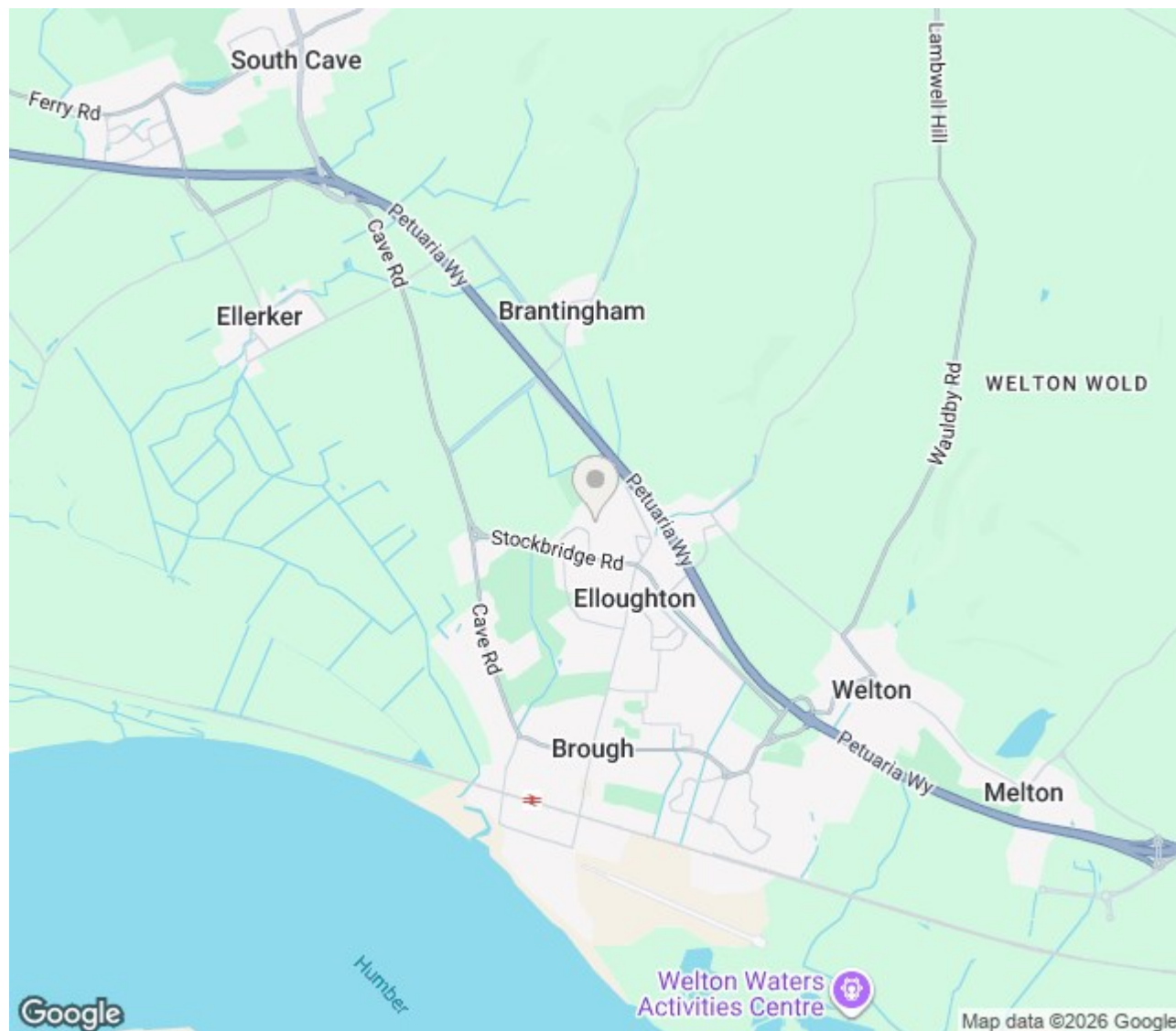
A detached double garage has been cleverly adapted to provide an excellent home office with heating, together with useful storage areas, although it could easily be reinstated as a traditional double garage if preferred.

A viewing is highly recommended to fully appreciate the quality, setting and versatility of this outstanding home.



Key Features

- Superb Detached Residence
- 4 Fitted Bedrooms & 2 Bath/Shower Rooms
- 3 Reception Rooms
- Recently Installed Kitchen With High Quality Appliances & Utility Room
- Landscaped Gardens With "Bar"
- Modified "Home Office" in Garage Area
- Driveway Parking For 6+ Cars
- Must Be Viewed For Full Appreciation
- EPC = D / Council Tax = F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(35-48) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales		68	81
EU Directive 2002/91/EC			



LOCATION

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including supermarkets and local shops. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

ENTRANCE HALL

An impressive hall with laminated wood flooring, under stair cupboard, radiator and feature arch window on the half landing. Twin glazed french doors lead into the lounge and a further set into the open plan dining area. Arch to rear door access.

CLOAKROOM/WC

Cloakroom off with laminated wood flooring, white suite incorporating vanity wash hand basin & WC, radiator.

LOUNGE

This spacious room features a bay window to the front and french doors to the rear, marble fire surround with coal effect gas fire, two radiators.

DINING ROOM

This spacious dining room features a deep bay window overlooking the rear garden, glazed doors from the hall, radiator and open access to the kitchen.

KITCHEN

Recently fitted, this well equipped kitchen has a comprehensive range of wall and base cabinets, drawers, pull out larder unit, refuse system, all complemented by contrasting work surfaces, upstands and a mosaic splashback. There is a recessed sink unit beneath a window to the rear and integrated appliances include win "Neff" electric ovens, high quality "Neff" induction hob with stylish angled "Neff" extractor above, "Neff" dishwasher, "AEG" refrigerator/freezer; Arch leads to a lobby and rear door and the utility room.

UTILITY ROOM

Also recently re-fitted, this well designed and utility room matches the kitchen units with integrated microwave, plumbing for washing machine, sink unit with drainer, recently installed wall mounted central heating unit, radiator.

STUDY/SITTING ROOM

Tucked away for extra privacy, this versatile room, currently used as an office, has a window overlooking the front elevation and radiator. Loft hatch to storage area.

FIRST FLOOR ACCOMMODATION

LANDING

A turning staircase leads to a bright Landing with a feature arched window. Airing cupboard off, radiator.

BEDROOM 1

This large bedroom suite has space for a sitting area and features fitted wardrobes, radiator, recessed ceiling lighting. Leads into:

EN-SUITE SHOWER ROOM

This modern shower room is fully tiled and has a white suite, plumbed shower enclosure, pedestal wash hand basin & WC, towel warmer, extractor fan, high quality Amtico flooring and recessed ceiling lighting.

BEDROOM 2

Overlooks the rear garden - has fitted wardrobes, radiator.











BEDROOM 3

Overlooks the rear garden - has fitted wardrobes, radiator.

BEDROOM 4

Has fitted wardrobes, radiator.

FAMILY BATHROOM

Superbly appointed with a modern white suite incorporating a roll top bath and curved shower enclosure, pedestal wash hand basin & low flush WC, tiled walls, ceramic tiled floor, towel warmer/radiator, extractor fan, recessed ceiling lighting.

GROUND

The property is approached across a long block paved double width drive with turning area and will accommodate up to 6+ cars. Well stocked herbaceous borders are located at each side of the drive. Italian porcelain tiles lead to the front door. A gate and a path leads to the side and rear of the property. A side garden has decorative gravel and Italian porcelain tiles, high hedge which creates a level of privacy. The rear garden has been redesigned in recent times and offers Italian porcelain tile paths and patio area, centrally located is a bespoke "bar" building with drop down hatch and power supply, shaped lawn with herbaceous borders, external electric socket.

DOUBLE GARAGE

A double brick garage has been modified to include a gym/hobby area, separate office area and an enclosed store room. The building has its own electric ring circuit and heating outlets. The original garage doors remain therefore it could easily be reinstated to garage space. Loft hatch to large storage area which is part boarded.

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, panelled radiators and a recently installed boiler.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property is installed with a modern burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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.

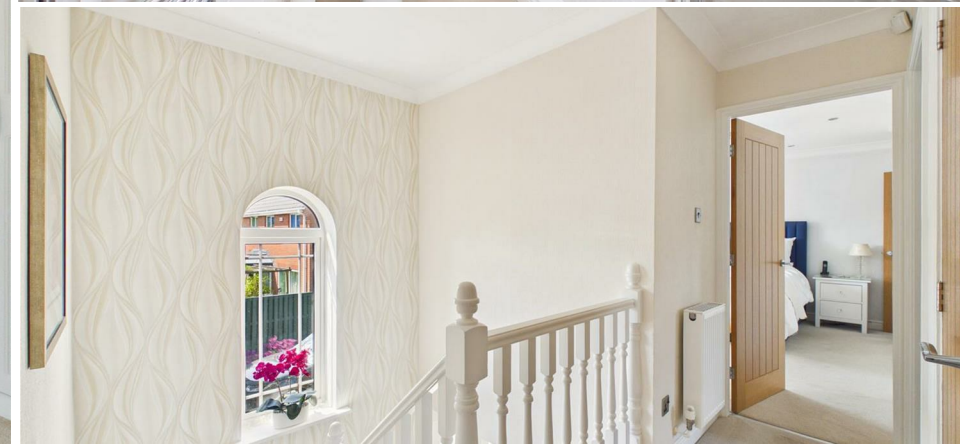
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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















Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1718 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

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 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



Platinum Collection