



**Haddon Close, Elloughton, HU15 1UJ**  
£925 Per Calendar Month



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Platinum Collection

## **Haddon Close, Elloughton, HU15 1UJ**

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OFFERED UNFURNISHED - SUPERBLY APPOINTED PROPERTY WITH FABULOUS OUTDOOR LIVING SPACE! This modern 3 Bedroom Semi-detached with two private parking spaces is located on a popular development. The property offers Hall with Cloaks/WC off, Living Room, open plan integrated Kitchen to added Conservatory. There are three Bedrooms (Master with fitted sliderobes) and a delightful Bathroom. Redesigned rear garden for outdoor living includes a decking area and pergola.



# Haddon Close, Elloughton, HU15 1UJ

## Key Features

- OFFERED UNFURNISHED
- 3 Bedroom Home
- Located Within A Popular Modern Development
- Well Fitted Kitchen
- Conservatory Overlooking Garden
- Ground Floor Cloaks/WC
- Well Appointed Bathroom
- Delightful Rear Garden
- Dedicated Off Street Parking
- ER - B



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>82</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## ELLOUGHTON

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 a supermarket. 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

Features high quality laminated wood flooring, radiator.

## CLOAKROOM

With white suite incorporating low flush WC, wash hand basin, part tiled walls, vinyl floor covering, radiator.

## LIVING ROOM

13'1 x 11'2 max (3.99m x 3.40m max)

Features high quality laminated wood flooring, radiator, access to under stair cupboard..

## OPEN PLAN KITCHEN

14'5 x 8'2 (4.39m x 2.49m)

A very well kitchen offers a comprehensive range of white fronted floor and wall units, with contrasting dark work surfaces; integrated appliances including "Zanussi" stainless steel fronted electric oven, gas hob unit with stainless steel splash back & stainless steel chimney style extractor hood; 1.5 bowl

stainless steel sink unit. combination of vinyl floor covering to main work area and high quality laminated wood flooring leading into:

## CONSERVATORY

9' x 7'2 (2.74m x 2.18m)

Has matching high quality laminated wood flooring and venetian blinds to all windows and french doors which lead out to a paved patio area within the fabulous rear garden.

## BEDROOM 1

11'4 x 7'7 (3.45m x 2.31m)

Has full wall of mirror fronted sliderobes, radiator.

## BEDROOM 2

10'1 x 7'3 (3.07m x 2.21m)

has views of rear garden, radiator.

## BEDROOM 3

6'8 x 6'5 (2.03m x 1.96m)

Also with rear garden views and radiator.

## BATHROOM

6'1 x 5'9 (1.85m x 1.75m)

Well equipped modern Bathroom with part tiled walls and vinyl floor covering. White suite including bath with plumbed shower unit above, shower screen, wash hand basin, low flush WC, recessed ceiling spotlights, radiator.

## FRONT GARDEN & PARKING

In front of the property are two parking spaces. A designer garden features gravel spaces, paved paths, painted decking side feature, central circular paved area, outside light and gate to rear garden.

## REAR OUTDOOR LIVING SPACE

Brilliantly redesigned rear garden space maximises the outdoor life with side paved patio, artificial lawn,

rear decking area with wooden pergola. Rear lighting 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 uPVC double glazed frames.

COUNCIL TAX - From an 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 tenant make their own enquiries to verify this.

## TENANCY INFO

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

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 (£219.23). 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.

## 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.

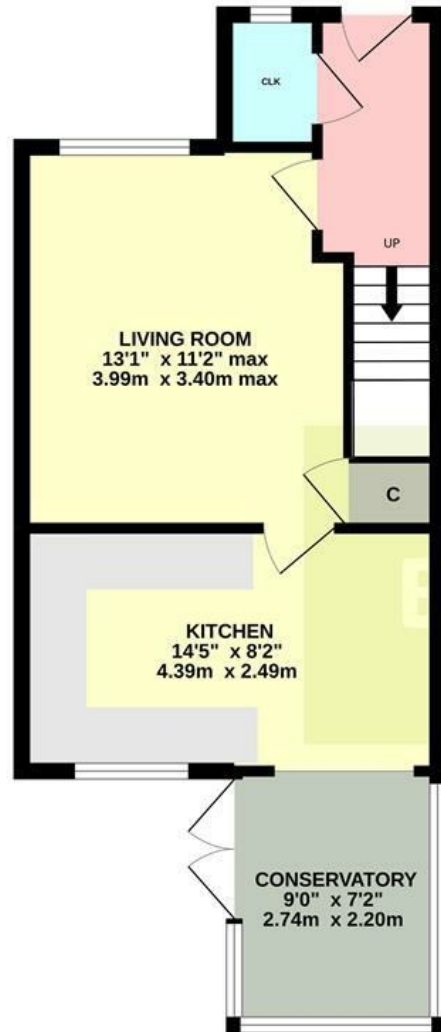
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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)

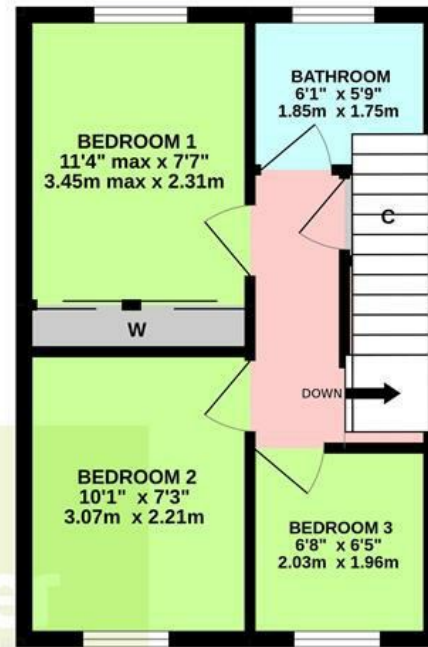




GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



4 HADDON CLOSE, ELLOUGHTON

TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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