




Longleat Avenue, Elloughton, HU15 1RL  
Offers In The Region Of £310,000

Philip  
**Bannister**  
Estate & Letting Agents

# Longleat Avenue, Elloughton, HU15 1RL

## Key Features

- Modern Detached Home
- 4 Good Sized Bedrooms (2 Fitted)
- Contemporary Dining Kitchen With Quartz Worksurfaces & Appliances
- En-Suite To Bedroom 1
- Lounge With French Doors To The Rear Garden
- South Westerly Rear Garden
- Driveway & Integral Garage + Ample Visitor Parking
- Desirable Corner Position
- Council Tax = D
- EPC = B

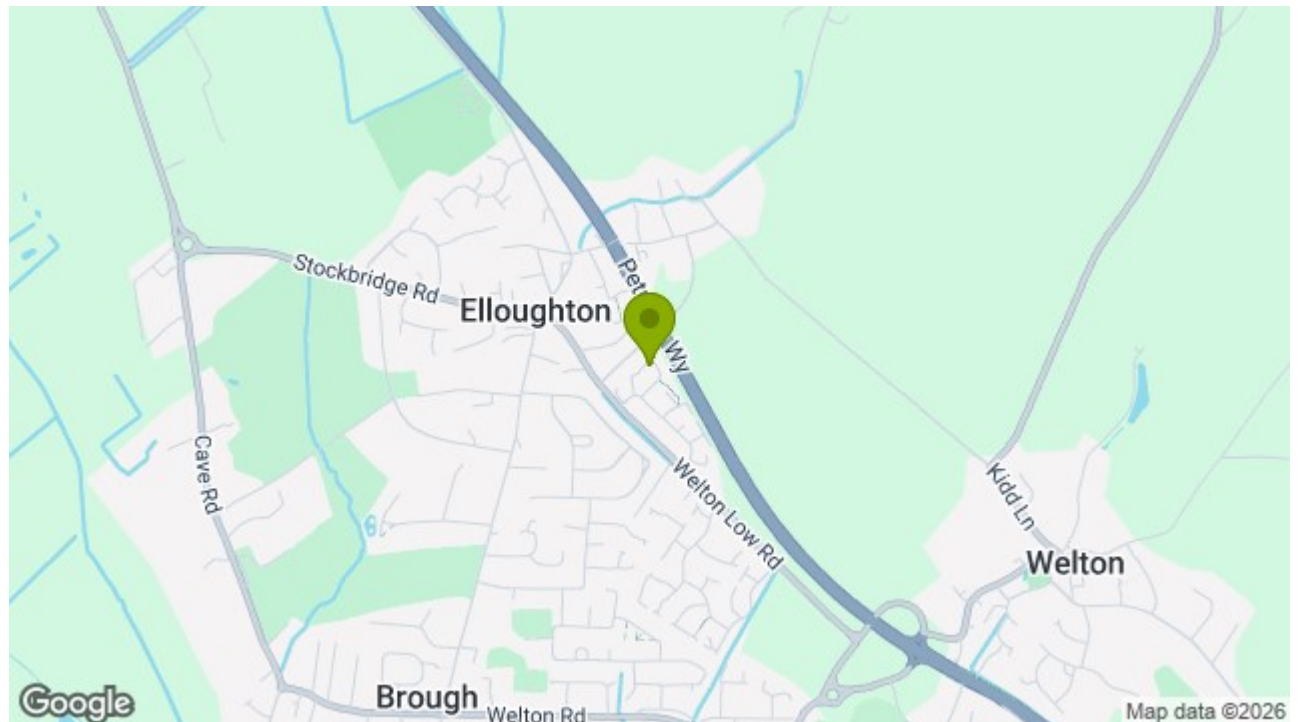
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated on a desirable corner plot within a popular modern development, this beautifully presented four-bedroom detached family home is ideally located close to highly regarded local schools. The property enjoys a south-westerly facing rear garden, perfect for afternoon sun and outdoor entertaining.

The welcoming entrance hall leads to a stylish dining kitchen complete with a range of integral appliances, while the rear lounge features French doors opening onto the garden. A cloakroom/WC completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, with two benefiting from fitted wardrobes, alongside an en-suite shower room to the principal bedroom and a modern family bathroom.

Externally, the property offers attractive gardens to the front and side, with the partly walled rear garden providing a great outdoor space. A block-paved driveway and integral garage provide ample parking and storage.





## ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor with a cloakroom/WC beneath. An engineered wood floor runs throughout.

#### CLOAKROOM/WC

Fitted with a two piece white suite comprising WC with concealed cistern, a pedestal wash basin sits beneath a tiled splashback. There is a tiled floor.

#### DINING KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units which are mounted with Quartz worksurfaces, matching upstands and a moulded 1 1/2 bowl sink unit and drainer. A range of integral appliances include a double oven/grill, 4 ring gas hob beneath an extractor hood, fridge freezer, dishwasher and washing machine. There is a bay window to the front elevation alongside space for a dining table. A tiled floor runs throughout.

#### LOUNGE

Located towards the rear of the property and enjoying French doors opening to the garden. There is a continuation of the engineered wood flooring.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a useful storage cupboard above the stairwell and a second cupboard housing a hot water cylinder.

#### BEDROOM 1

A spacious double bedroom with fitted slide-fronted wardrobes and a window to the front elevation.

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a glazed shower cubicle with a thermostatic shower and tiled inset. There is tiling to the floor, a chrome heated towel rail and a window to the rear elevation.

#### BEDROOM 2

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

#### BEDROOM 3

A further bedroom of double proportions with a window to the front elevation.

#### BEDROOM 4

A good sized single bedroom which could make an ideal home office. There is a window to the rear.

#### BATHROOM

A well appointed bathroom which is fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with glazed screen and a thermostatic shower over. There are tiled splashbacks, a tiled floor, chrome heated towel rail and a window to the front elevation.

### OUTSIDE

#### FRONT

The property occupies a corner plot with a lawned garden to the front which continues to the side. A footpath leads to the entrance door.

#### REAR

The attractive walled garden enjoys a south

westerly aspect and is partly walled. There is a sandstone patio extending from the rear of the house whilst a second patio sits to one corner. The garden is mainly laid to lawn with planting beds.

### DRIVEWAY & GARAGE

A block paved driveway provides off street parking and leads to an integral garage. The garage features an up and over door, light and power. There is a personnel door to the rear. Ample visitor parking is available adjacent to the property.

### 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 D. (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, there is however an Estate Charge which we understand is currently £131.12 p/a. This information and any associated costs should be verified by a purchasers legal representatives.

### 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.

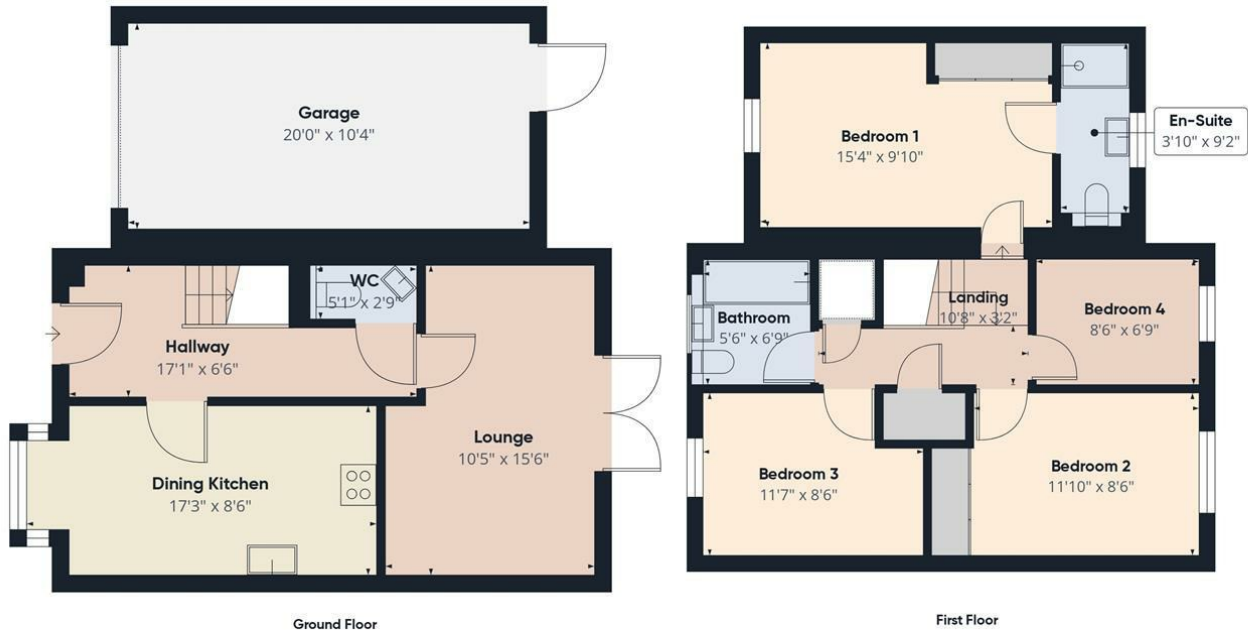
## AGENT NOTES.

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





Approximate total area<sup>(1)</sup>  
1155 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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