



Haddon Close, Elloughton, HU15 1UJ  
£185,000

Philip  
**Bannister**  
Estate & Letting Agents

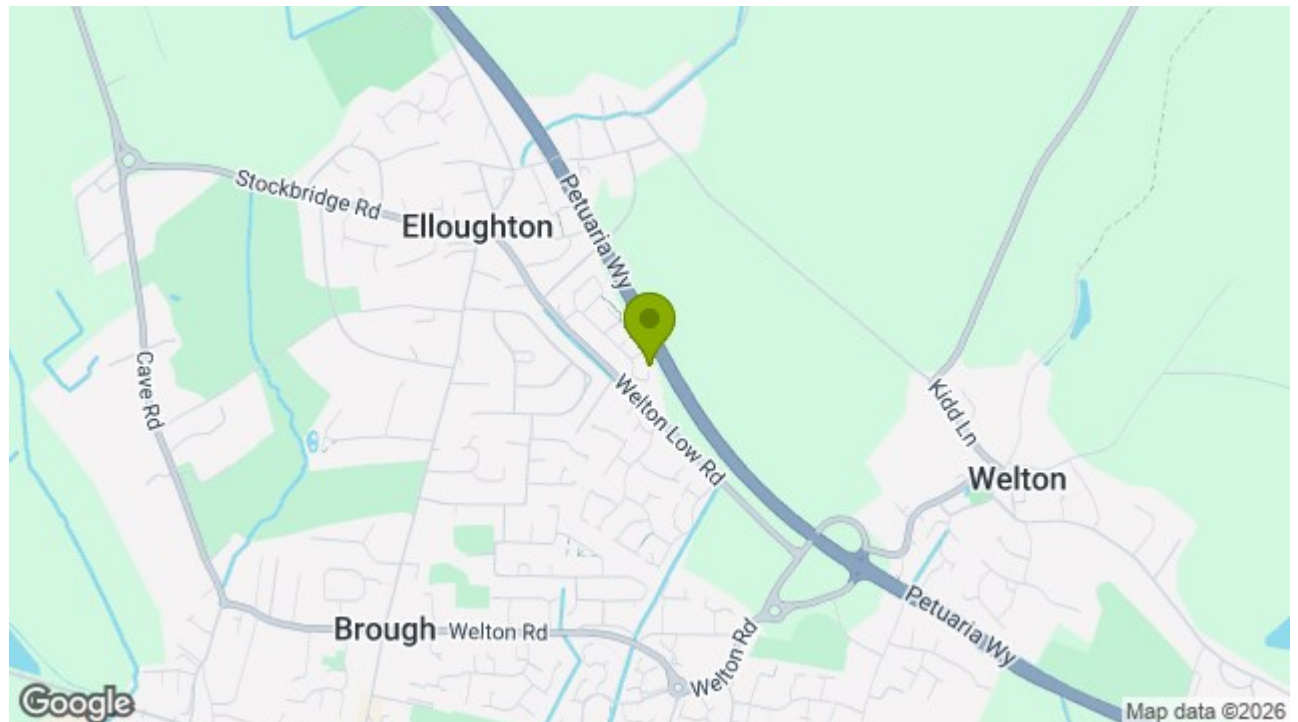
# Haddon Close, Elloughton, HU15 1UJ

**NO CHAIN** - Situated on the outer edge of a popular residential development, this modern three-bedroom semi-detached home offers well-presented accommodation ideal for first-time buyers, upsizers, downsizers, and investors alike. The property features an inviting entrance hall with a cloakroom/WC, a front-facing lounge, and a spacious full-width dining kitchen complete with integral appliances. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home boasts a private landscaped rear garden and off-street parking for two vehicles.

## Key Features

- NO CHAIN
- Modern Semi-Detached Home
- 3 Good Sized Bedrooms
- Dining Kitchen With Integral Appliances
- Private Landscaped Rear Garden
- Off Street Parking For 2 Vehicles
- Ground Floor WC
- Popular Residential Development
- EPC = B
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(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	





## ACCOMMODATION

The property is arranged over two floor and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property via a composite entrance door, the hallway features a staircase leading to the first floor and a cloakroom/wc off.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with tiled splashbacks and a window to the front elevation.

#### LOUNGE

A front facing reception room with ample space for a living room suite. There is a window to the front elevation and access to an understair cupboard.

#### DINING KITCHEN

The well appointed dining kitchen spans the width of the property at the rear and features a range of wall and base units mounted with contrasting worksurfaces and matching upstands. There is a stainless steel sink unit beneath a window to the rear elevation, integral appliances include an electric oven, gas hob beneath an extractor hood, fridge freezer, washing machine and a dishwasher. There is ample room for a dining table and French doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

With a built-in airing cupboard and access to the accommodation at first floor level.

### BEDROOM 1

A double bedroom with a window to the front elevation.

### BEDROOM 2

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

### BEDROOM 3

An excellent single bedroom with a window to the rear elevation.

### BATHROOM

A contemporary bathroom fitted with a three piece white suite comprising WC, wall hung wash basin and panelled bath with a glazed screen and a thermostatic shower over. There are partially tiled walls and a window to the front elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a footpath leads to the entrance door.

#### REAR

The attractive rear garden has been delightfully landscaped with a patio adjoining the property, raised sleepers separate the patio from an artificial lawn with a footpath continuing to a decked terrace towards the bottom of the garden. Timber fencing runs the perimeter.

#### PARKING

There are 2 allocated parking spaces available to towards the front of 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 C. (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. It is however subject to an estate management charge. Confirmation and further details surrounding any additional charges should be obtained by your legal representatives in pre-contract enquiries.

### VIEWINGS

Strictly by appointment with the sole agents.

### PARTICULARS DISCLAIMER

This brochure has been prepared in good faith. The property was acquired through a part-exchange scheme and the current owner has never occupied it. Consequently, the particulars are based on assumptions and are intended as a general guide only. They should not be relied upon as statements of fact, and prospective purchasers are advised to carry out their own investigations. The property is offered for sale as seen.

### 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.

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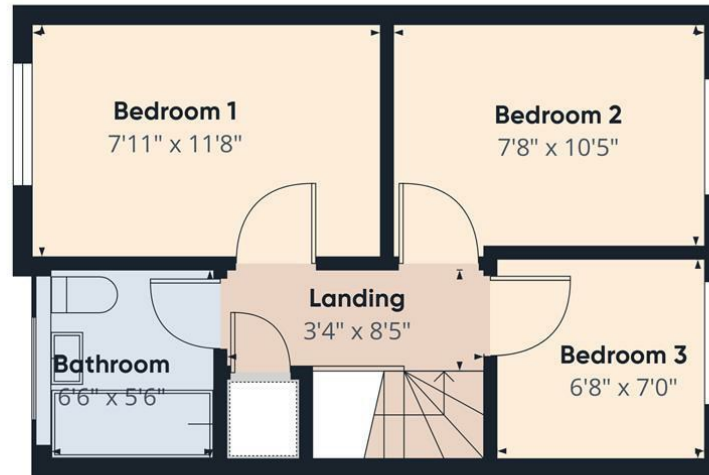
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Ground Floor



First Floor



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

(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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