



**23  
Ingleton | Elloughton | HU15 1SQ**

**£565,000**

# 23 Ingleton, Elloughton, HU15 1SQ

*NO CHAIN - Set within a sought-after cul-de-sac of executive homes, this substantial and superbly extended family residence now offers up to seven-bedroom accommodation across three spacious floors. A welcoming entrance hall with generous storage leads to a well-appointed cloakroom/WC, a spacious bay-fronted lounge, and a truly impressive full-width living kitchen – the heart of the home. Designed for modern family living, this stunning space features areas for cooking, dining, and relaxing, and is beautifully finished with a large central island with Quartz work surfaces, integrated appliances, and bi-folding doors that open onto the rear garden. A separate utility room adds to the home's practical appeal.*

*The first floor comprises five generously sized double bedrooms, all benefiting from fitted wardrobes. Two of these enjoy stylish en-suite shower rooms, while the remaining bedrooms are served by a luxurious family bathroom. The second floor offers two further versatile rooms, ideal as additional bedrooms, a home office, games room, or cinema space. Externally, the property features a double driveway leading to an integral double garage, and a landscaped rear garden that is not directly overlooked. The home also benefits from a PV solar system with a storage battery.*



SAMSUNG



# Key Features

- NO CHAIN
- Luxurious Family Home
- 5 Double Bedrooms + 2 Versatile Loft Rooms
- Impressive Full-Width Living Kitchen With Bi-Folding Doors
- 2 Contemporary En-Suites & A Luxurious Family Bathroom
- Utility Room & Cloaks/WC
- Driveway & Integral Double Garage
- Landscaped Rear Garden
- PV Solar System With Battery Storage
- Council Tax = F / EPC = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(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		



## ACCOMMODATION

The property is arranged over three 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 cupboards beneath, a fitted mirror fronted storage cupboard and there is an internal door to the garage.

#### CLOAKROOM/WC

A well appointed cloakroom which is fitted with a two piece suite comprising WC and a countertop washbasin with wall hung storage unit. There is tiling to the walls and floors and a heated towel rail.

#### LOUNGE

A spacious bay fronted reception room with a feature fireplace housing a coal-effect living flame gas fire. There is ample room for a three piece suite.

#### LIVING KITCHEN

This fabulous open-plan living kitchen spans the full width of the property to the rear, thoughtfully designed to combine living, cooking, and relaxed dining all in one superb space. At the heart of the space is a sleek, contemporary kitchen, featuring high-quality white gloss wall and base units, beautifully contrasted by modern work surfaces and matching splashbacks. A stainless steel sink with a professional-style mixer tap sits beneath a rear window. A range of appliances are seamlessly integrated, including an oven, combi microwave and a dishwasher.

A stunning central island peninsula is topped with luxurious Quartz worktops and hosts an induction hob with a retractable extractor fan, as well as convenient built-in power points. The island leads to a breakfast bar, perfect for casual dining. The living area offers generous room for sofas and a media setup with the entire space wonderfully connecting to the outdoors through a series of bi-folding doors, opening out to the rear garden.

#### UTILITY ROOM

The utility room is fitted with matching units to those of the kitchen, contrasting worksurfaces and upstands. There is a stainless steel sink unit with professional mixer tap, space and plumbing for a washing machine and space for a further under counter appliance, wall mounted boiler and a door to the side elevation.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in cupboard housing a hot water Megaflow system and a staircase leading to the second floor.

#### BEDROOM 1

A spacious double bedroom positioned to the front of the property, having two double and one single fitted wardrobes and access to en-suite facilities.

#### EN-SUITE

A beautifully appointed en-suite which is fitted with a shower cubicle with a thermostatic shower, concealed cistern WC and a wall hung wash basin. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

#### BEDROOM 2

A double bedroom positioned to the rear of the property, having two double and a single fitted wardrobe and access to en-suite facilities.

#### EN-SUITE

A well appointed en-suite which is fitted with a concealed cistern WC, inset wash basin within a wall hung unit and a shower cubicle with thermostatic shower. There is tiling to the walls and floor, heated towel rail and a window to the side elevation.

#### BEDROOM 3

A double bedroom positioned to the rear of the property, with a wall of fitted wardrobes.

#### BEDROOM 4

A further double bedroom positioned to the front of the property with a triple wardrobe.







WOODPECKER  
CIDER

CLASSIC COCKTAIL RECIPE

PEPSI

JACK DANIEL'S  
Tennessee  
WHISKY

BOOKS ON SHELF



Step Aside  
Coffee.  
This is  
a Job for  
Alcohol!



#### **BEDROOM 5**

A fifth double bedroom with a fitted triple wardrobe.

#### **BATHROOM**

A luxurious family bathroom which is fitted with a concealed cistern WC, wall hung wash basin and a bath with folding glazed screen, mixer tap and a thermostatic shower. There is tiling to the walls and floor, useful storage shelving and a heated towel rail.

#### **SECOND FLOOR**

##### **LANDING**

With a Velux window and access to the accommodation at second floor level.

##### **BEDROOM 6 / GAMES ROOM**

A versatile space which could be utilised as a guest bedroom, games room or home cinema. It has three Velux windows and access to eaves storage.

##### **BEDROOM 7 / OFFICE**

A further versatile room, currently used as an office, which could alternatively serve as a bedroom or a sitting room to the adjacent bedroom. There are three Velux windows.

#### **OUTSIDE**

##### **FRONT**

To the front of the property there is a lawned garden with hedging to the kerbside boundary. A double width driveway provides off street parking and leads to the integral garage. A gravel footpath leads to the entrance door.

##### **REAR**

The rear garden is not immediately overlooked and features a full width patio adjoining the property with steps leading to a lawned garden. To one corner there is a further patio seating area and the garden is stocked with seasonal planting to the borders.

##### **DOUBLE GARAGE**

The double garage features an automated folding shutter door, light and power. There is a personnel door providing access from the entrance hall.

##### **PHOTOVOLTAIC PANELS**

The property is installed with a PV Solar System which includes battery storage. This contributes to the reduction of electricity bills and the owners currently have a Feed-in-tariff (FIT) with Octopus Energy.

#### **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.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - Council Tax Band 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**

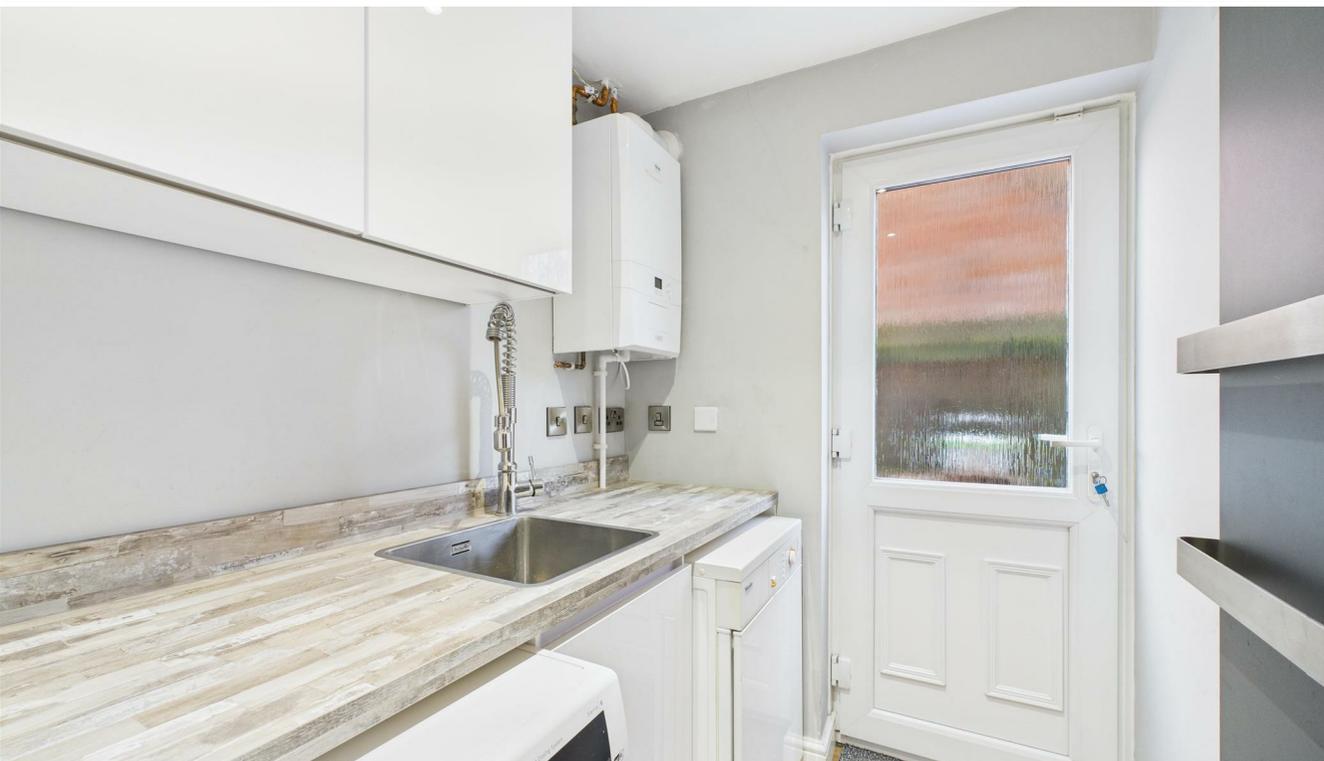
We understand that the property is Freehold.

#### **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.

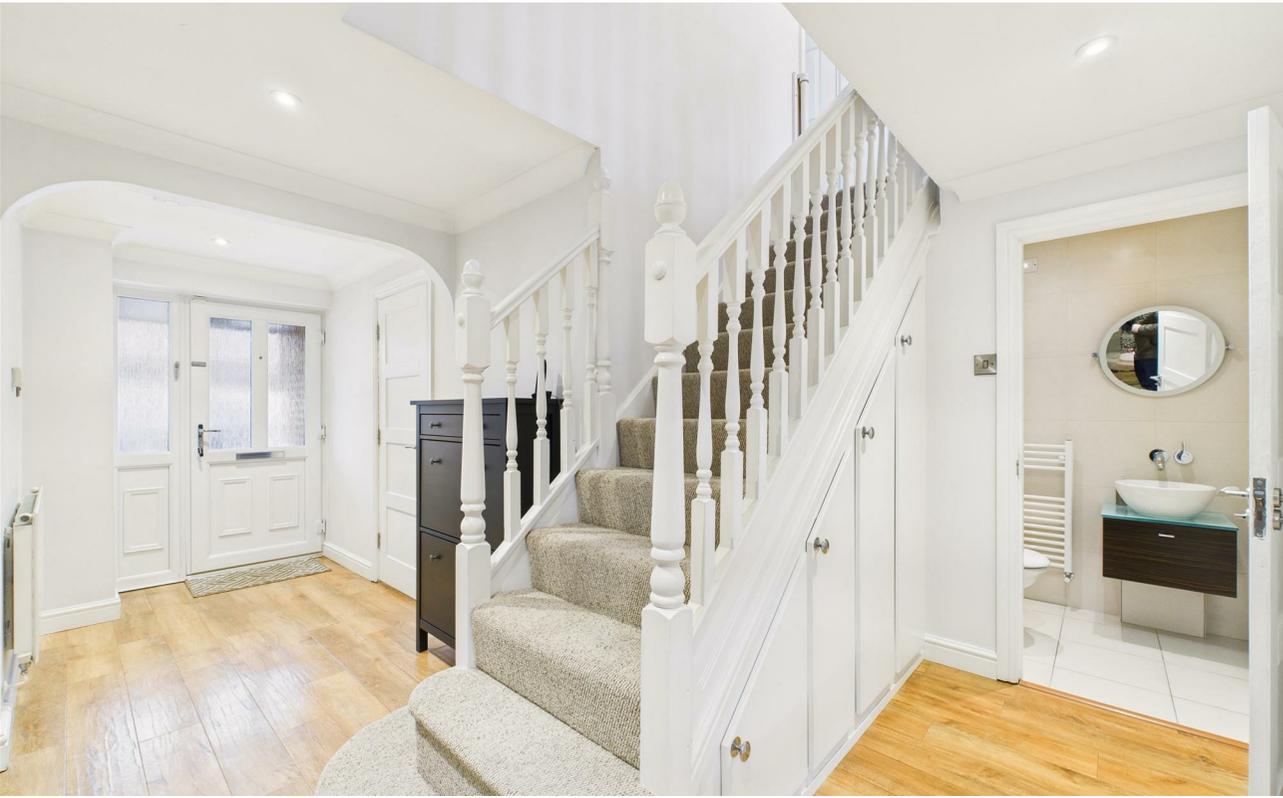
#### THINKING OF SELLING?

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.

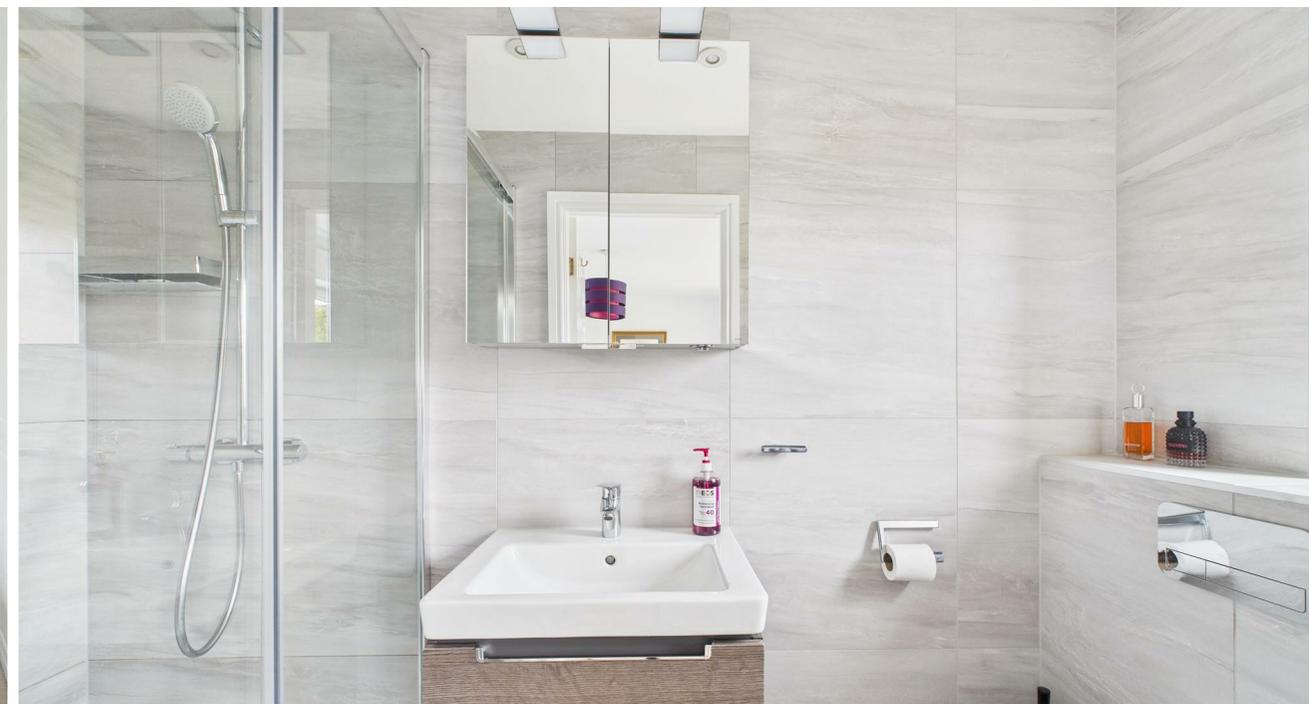
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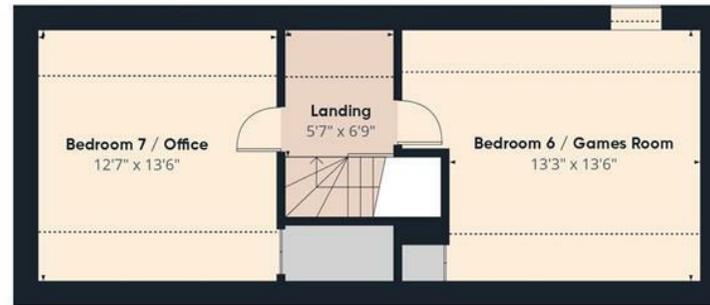




Ground Floor



First Floor



Floor 2

Approximate total area<sup>(1)</sup>

2449 ft<sup>2</sup>

Reduced headroom

146 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.

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**Philip**  
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