



Ransome Way, Brough, HU15 1LJ
Guide Price £415,000


Bannister

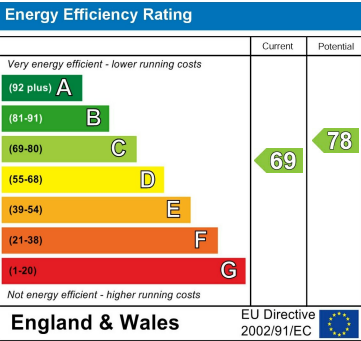
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GUIDE PRICE £415,000 - £425,000

Situated in the heart of Elloughton, this impressive four-bedroom detached home offers generous and versatile accommodation throughout. The ground floor features three well-proportioned reception rooms, providing excellent flexibility for modern family living, while to the first floor are four sizeable bedrooms. Externally, the property benefits from a private rear garden and a generous driveway providing ample off-street parking. A superb family home in a highly desirable location.

Key Features

- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Desirable Location
- Over 1,400 sqft of Accommodation
- Private Rear Garden
- Ample Off-Street Parking
- EPC = C





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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs off.

OFFICE / SITTING ROOM

A versatile room ideal to be utilised as either an office or a further sitting room, with window to the front elevation.

KITCHEN

With a comprehensive range of gloss fronted wall and base units complimented by solid wooden work surfaces and upstands. Integrated appliance include a Range Cooker, Fridge Freezer and an Extractor Hood. Further benefitting from tiled flooring, recessed spotlights, a window to the rear elevation and a door leading to the outside of the property.

UTILITY ROOM

A useful space providing further storage facilities

plus having the benefit of a plumbing supply for an Automatic Washing Machine.

WC

With low flush WC, wash hand basin and a window to the side elevation.

LIVING ROOM

A very generous living room with feature fireplace housing a log burning stove, a window to the front elevation and French doors to the rear garden.

CONSERVATORY

A great addition to the property providing further reception space ideal for dining and relaxing.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with sliding fitted wardrobes and a window to the front elevation.

BEDROOM 2

A further double bedroom with sliding mirror fronted fitted wardrobes and windows to the front and rear elevations.

BEDROOM 3

Another double bedroom with window to the rear elevation.

BEDROOM 4

A generous bedroom with window to the front elevation.

BATHROOM

EXTERNAL;

FRONT

A shaped lawn and a brick-set driveway that provides off-street parking for multiple vehicles.

REAR

A private rear garden with shaped lawn, timber fencing, brick-set patio area and a summerhouse.

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 replacement 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 Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

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.

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.

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 independent 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.

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AGENTS NOTES

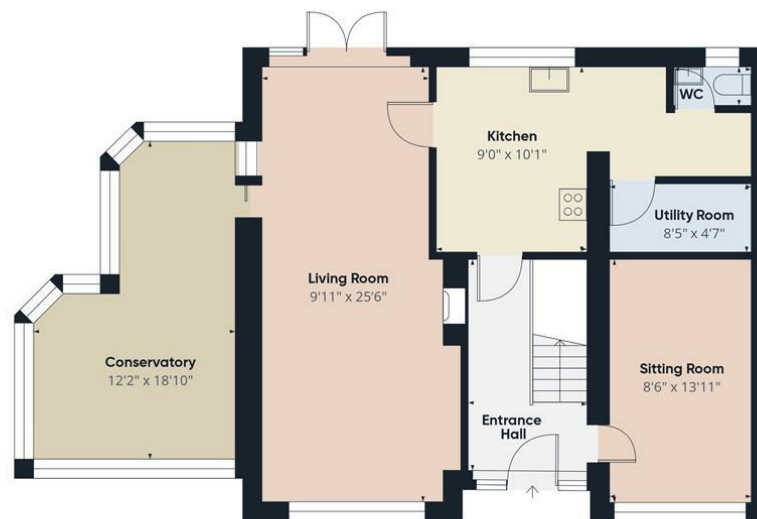
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not

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 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 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



First Floor



Approximate total area^m
1417 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.

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