



Main Street, Elloughton, HU15 1JN  
£475,000

Philip  
**Bannister**  
Estate & Letting Agents

# Main Street, Elloughton, HU15 1JN

## Key Features

- NO CHAIN
- Beautiful Period Home
- Requires Full Refurbishment
- Huge Potential To Create An Outstanding Property
- 4 Bedrooms
- 3 Reception Rooms
- Double Garage
- Gardens & Outbuilding
- EPC = E
- Council Tax = F

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>75</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>50</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**NO CHAIN** - This substantial period home boasts a striking façade and occupies a desirable corner position among similarly attractive properties within the sought-after Elloughton Conservation Area. While requiring full modernisation, it presents an exceptional opportunity for a buyer to create a truly impressive and characterful residence. The accommodation begins with an entrance porch featuring attractive stained glass windows, leading into a central hallway. The ground floor offers generous living space, including a bright and spacious lounge, a second sitting room, and a dining room that opens into the kitchen, along with a utility room and cloakroom/WC.

Upstairs, the property provides four well-proportioned bedrooms, complemented by an en-suite and a family bathroom. Throughout, the home retains a wealth of original period features such as fireplaces, deep skirtings, and sash windows, adding charm and authenticity. Accessed via a shared entrance, the property benefits from its own driveway and double garage. Externally, there are good-sized gardens and a courtyard enjoying pleasant south and easterly aspect, further enhancing the appeal and potential of this distinctive home.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Entering the property through part-glazed timber doors. There are two attractive stained glass windows and an internal door leading to:

#### ENTRANCE HALL

A central entrance hall with access to the accommodation at ground floor level. There is a built-in cupboard, door to the rear and a staircase leading to the first floor.

#### LOUNGE

A triple aspect reception room with a sash window to the front and side, and French doors opening to the rear. The focal point of the room is an open fireplace with hearth and mantle.

#### SITTING ROOM

An attractive reception room with a sash window to the front, period features which include two arched display cabinets to the alcoves and an open fireplace with hearth and mantle.

#### DINING ROOM

With a quarry tiled floor, recessed fireplace with a log burning stove and an archway opening to:

#### KITCHEN

The kitchen is fitted with a range of units, worksurfaces and splashbacks. There is a stainless steel sink unit, integrated double oven, hob and concealed extractor hood. There is space and plumbing for a dishwasher and a window overlooks the courtyard. There is a continuation of the quarry tile flooring.

## UTILITY ROOM

With fitted units, worksurfaces and a sink unit. There is a continuation of the quarry tile flooring, a window to the side, door leading out and access to a useful storage cupboard which houses the boiler.

## CLOAKROOM/WC

Fitted with a WC and wash basin.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a sash window to the front.

### BEDROOM 1

A double bedroom with a sash window to the front elevation and access to:

### EN-SUITE

With a three piece suite comprising WC, wash basin and a shower cubicle with tiled inset and a thermostatic shower.

### BEDROOM 2

A second double bedroom with a sash window to the front elevation.

### BEDROOM 3

A dual aspect bedroom with a sash window to the side elevation and a further window to the rear.

### BEDROOM 4

With fitted wardrobes and a feature cast iron fireplace. There is a sash window to the rear elevation.

## BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled

bath with a thermostatic shower over. There is partial wall tiling and a window to the rear elevation.

## OUTSIDE

To the front of the property there is a small garden area with a footpath leading to the entrance door. The rear garden is a great size and has a number of mature trees and established shrubbery. To one corner there is a brick-built outbuilding and a courtyard style patio area takes advantage of an open southerly aspect.

## DRIVEWAY & DOUBLE GARAGE

A shared entrance leads to a gated private driveway which leads through to a double garage at the rear of the property. The garage has twin double opening timber doors, light and power. There is internal access to the utility room and a personnel door to the side.

## 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 sealed unit wooden glazing.

COUNCIL TAX - 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.

CONSERVATION AREA - The property sits within Elloughton Conservation Area

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.

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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Approximate total area  
2024 ft<sup>2</sup>  
Reduced headroom  
9 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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