



Beech Road, Elloughton, HU15 1JY
£405,000

Philip
Bannister
Estate & Letting Agents

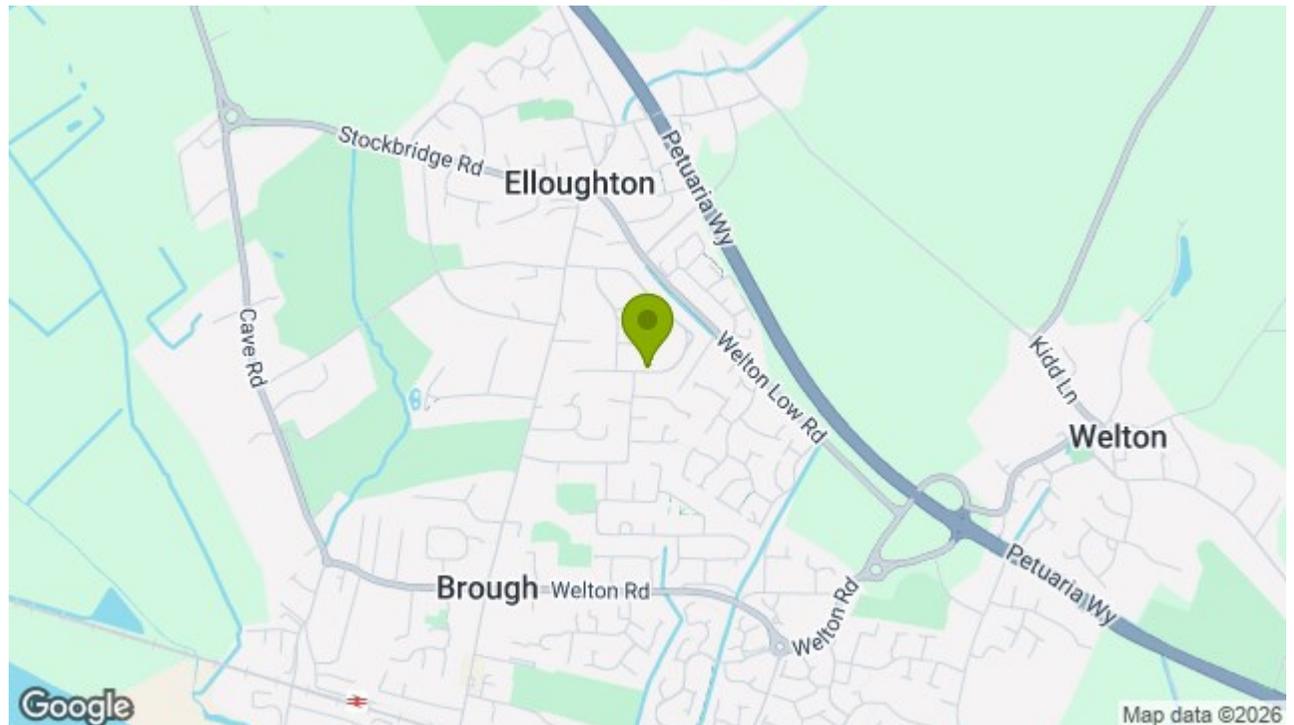
Beech Road, Elloughton, HU15 1JY

A rare opportunity to purchase this sizeable detached family home. This property has been vastly altered, extended and improved by its current owners and sits within a sought-after part of the wonderful village of Elloughton. Boasting 4 double bedrooms and a study, generous and flexible living space as well as a private rear garden with various outbuilding, this property certainly ticks a lot of boxes. Act fast to avoid disappointment.

Key Features

- Superb Detached Home
- 4 Double Bedrooms
- Generous Living Space
- Various Outbuildings
- Private Rear Garden
- Rarely Available
- Off-Street Parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(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	





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.

LIVING ROOM

13 max x 24'3 (3.96m max x 7.39m)

A very generous living room with feature fireplace housing a gas fire, window to the front elevation and sliding doors to the rear.

KITCHEN

15'10 x 10'3 (4.83m x 3.12m)

An impressive and spacious kitchen with yellow gloss wall and base units, granite work surfaces and upstands. Integrated appliances include a 5 ring Gas Hob, Electric Oven, Extractor Fan and an Integrated Dishwasher. Further benefitting from being open to the dining area, French doors leading to the conservatory, window to the rear elevation and recessed spotlights.

DINING AREA

9'11 x 7'11 + bay (3.02m x 2.41m + bay)

Bay fronted reception space currently utilised as a dining area off the kitchen.

CONSERVATORY

12'1 x 10'7 (3.68m x 3.23m)

A handy addition providing further reception space with a lovely aspect over the rear garden.

UTILITY

9'3 x 3'7 (2.82m x 1.09m)

Shaker wall and base units, laminated work surfaces with plumbing for an Automatic Washing Machine, vented for a Tumble Dryer door and window to the side elevation.

WC

3'7 x 2'10 (1.09m x 0.86m)

With low flush WC and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

13 max x 14'7 (3.96m max x 4.45m)

A bedroom of double proportions with window to the front elevation and access to the dressing area.

DRESSING AREA

4'8 x 14'7 (1.42m x 4.45m)

A well fitted out dressing area with open wardrobes, dressing table, shelving, Velux window and recessed spotlights.

EN-SUITE

4'8 x 8'8 (1.42m x 2.64m)

three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights and a window to the rear elevation.

BEDROOM 2

9'11 x 10'6 + wardrobes (3.02m x 3.20m + wardrobes)

A further bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

9'11 x 8'4 (3.02m x 2.54m)

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

BEDROOM 4

11'2 x 8'6 (3.40m x 2.59m)

A double bedroom with fitted overhead cupboards and a window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a vanity wash hand basin and a low flush WC. Further benefitting from tiled walls, recessed spotlights and a window to the rear elevation.

OPEN STUDY

With fitted office furniture, window to the front elevation and a door leading to Bedroom 3.

EXTERNAL;

FRONT

With off-street parking

REAR

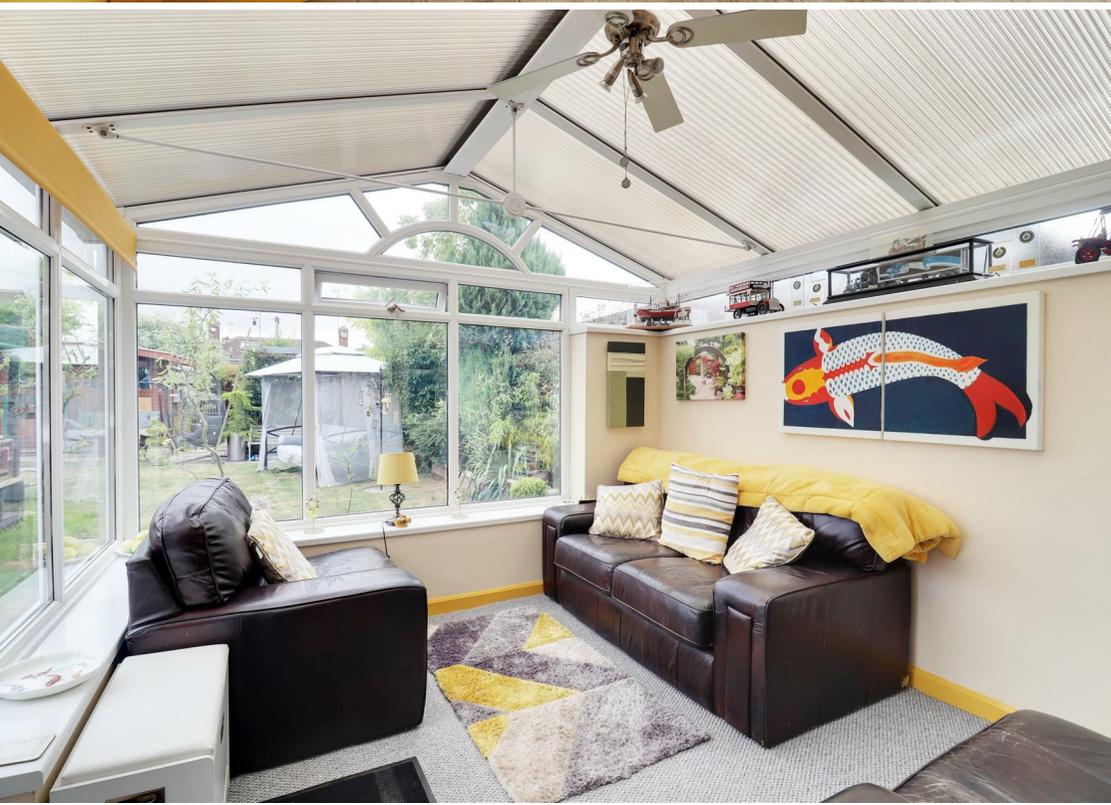
A private rear garden with raised decking seating area overlooking a tranquil pond. Shaped lawn with hedged borders, various shrubs and plants.

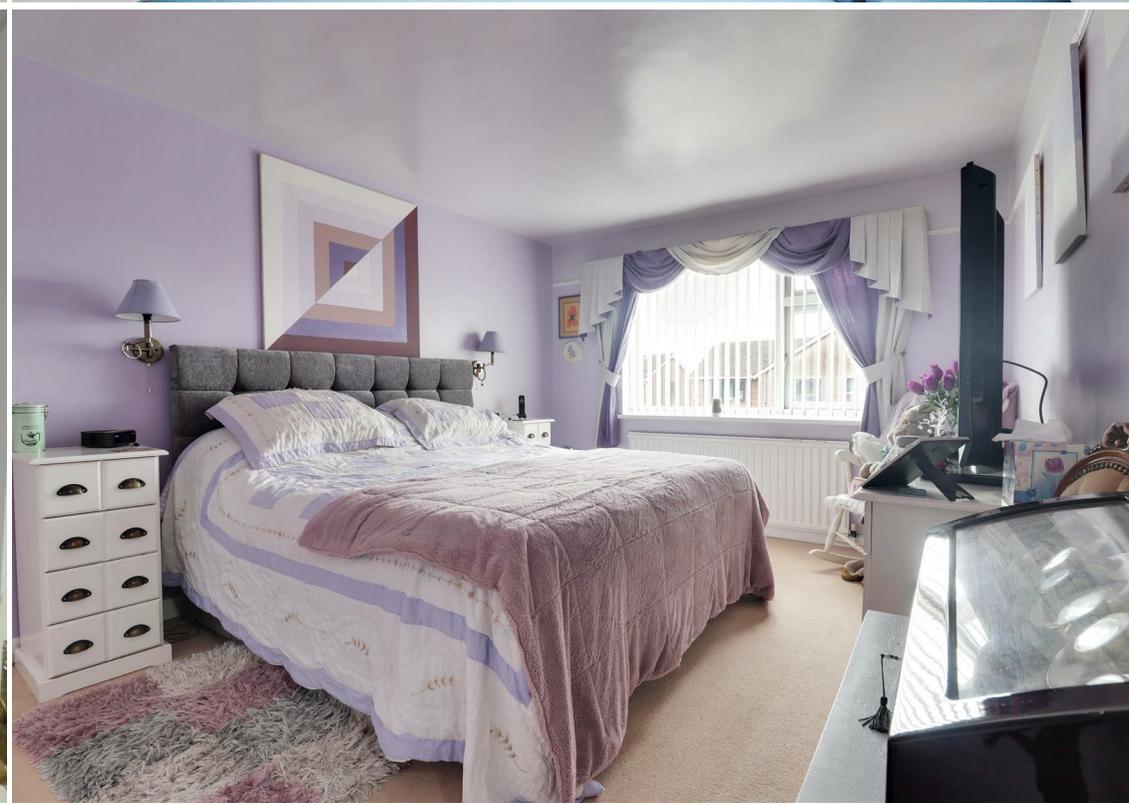
STORE

With light and power supply, roller shutter door, rear door, fitted work benches and shelving for storage.

GARAGE

With light and power supply.





SUMMERHOUSE

With light and power supply.

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.

TENURE

We understand that the property is Freehold.

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.

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.

AGENTS NOTES

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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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

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.





GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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