



## 27 St. Marys Close

Elloughton, Brough, HU15 1JF

Asking price £210,000





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## Ground Floor

### Entrance Hallway

Entrance to the front via double glazed composite door. With fixed staircase to the first floor level, radiator and door into:

### Lounge

17'7" x 9'9" (5.38m x 2.98m)

A generous room with UPVC double glazed bay window to the front, feature fireplace, carpet flooring and radiator.

### Kitchen/Diner

13'8" x 9'1" (4.17m x 2.77m)

With UPVC double glazed window to the rear. Fitted with a range of base and wall mounted units, granite worksurfaces with matching upstands, sink set within worktop, inset four ring gas hob with extractor over and built in oven below, built in microwave and integrated dishwasher and fridge. With space for dining table, an under stairs storage cupboard and radiator.

### Utility

6'0" x 6'7" (1.85m x 2.01m)

With UPVC double glazed door to the side and skylight window. with base and wall mounted units, laminated worksurface, integrated freezer and space cupboard to stack a washing machine and tumble dryer.

## First Floor

### Central Landing

With access to all first floor rooms and airing cupboard.

## Bedroom One

13'7" x 9'3" (4.15m x 2.82m)

Double bedroom to the rear with UPVC double glazed window, fitted wardrobes and matching dressing table, carpet flooring and radiator.

## Bedroom Two

10'3" x 6'4" (3.13m x 1.95m)

To the front, with UPVC double glazed window, carpet flooring and radiator.

## Bedroom Three

7'1" x 6'11" (2.16m x 2.13m)

To the front, with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

6'10" x 5'6" (2.10m x 1.68m)

Fitted with a three-piece suite, comprising panelled bath with electric shower over, pedestal sink unit and low level WC. With UPVC double glazed window to the side, tiling to splashback areas and radiator.

## Externally

Outside, to the front is a lawned garden with views of the church, a side driveway provides ample off street parking and leads to the single garage with lighting and power. The rear is enclosed and mostly laid to lawn.

## Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tel: 01482 322411

Tenure:  
Freehold

**Disclaimer:**

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



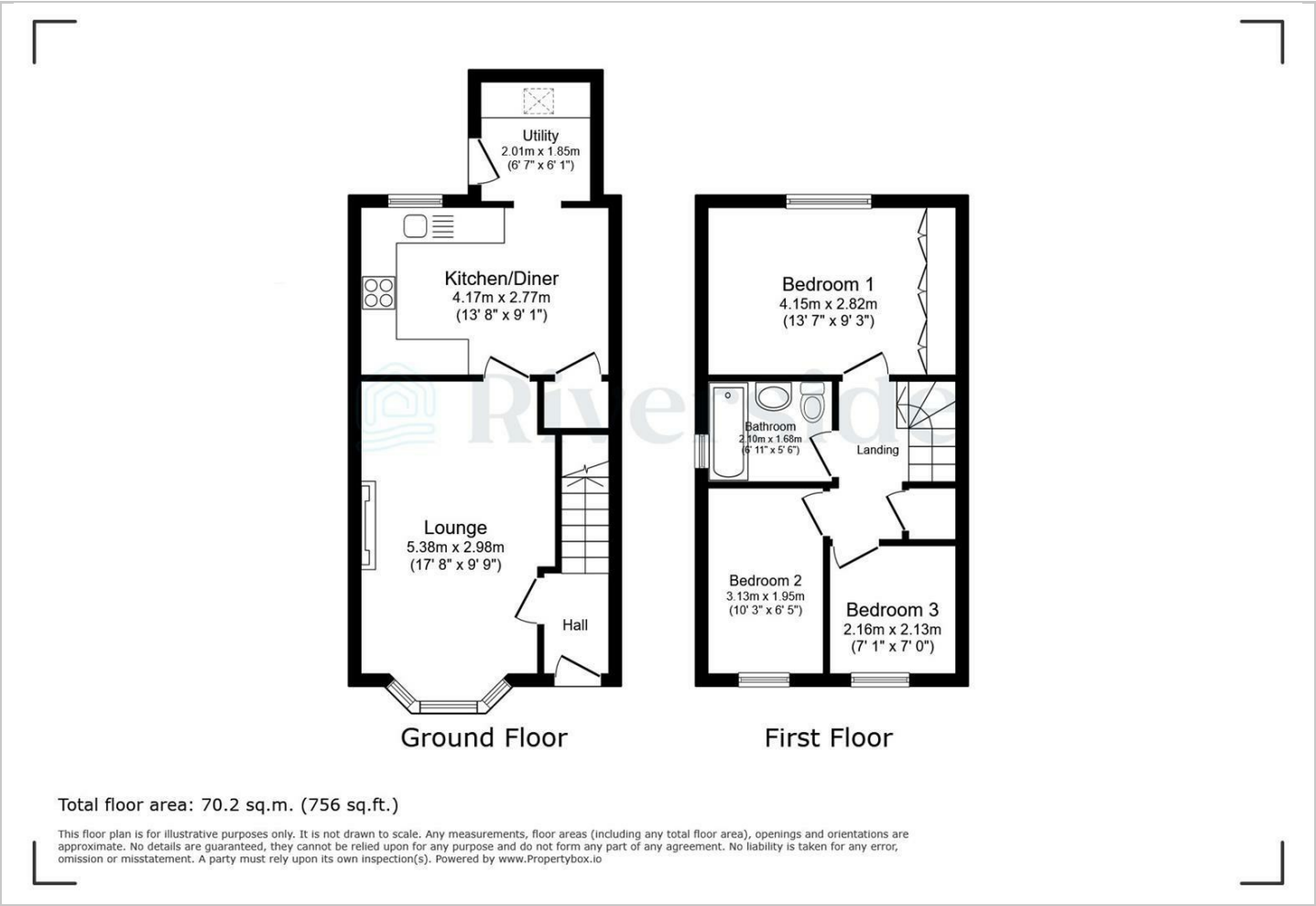
Hybrid Map



Terrain Map



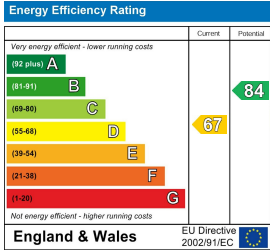
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.