



46, Stockbridge Park,
Elloughton, HU15 1JQ
Chain Free £375,000



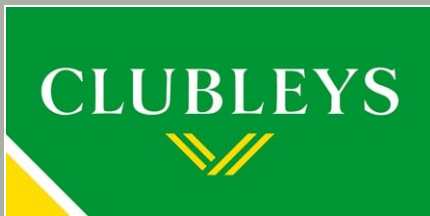
Stockbridge Park in Elloughton is a detached house offering a multifunctional living space. With the benefit of a conservatory and double garage. Three reception rooms. Four well-appointed bedrooms, (one which is on the ground floor) making it suitable for a variety of living arrangements. The property enjoys views of the Wolds, allowing residents to appreciate the beauty of the surrounding countryside from the comfort of their home.

In addition to the ample living space, the property boasts a great garden with an abundance of fruit trees, well thought out planting, and a cosy corner to sit and reflect.

Elloughton is a lovely village that offers a friendly community atmosphere, with local amenities and schools within easy reach. The scenic surroundings make it an ideal location for outdoor enthusiasts, with plenty of opportunities for walking and exploring the natural beauty of the area.

This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious layout, beautiful views, and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this house your new home.

TENURE - FREEHOLD
COUNCIL TAX BAND - D
EPC RATING - TBC



Tenure: Freehold
East Riding of Yorkshire
BAND: D

ENTRANCE PORCH

Upvc door leads into the entrance porch with tiling to the floor.

ENTRANCE HALL

Upvc front door with side glazed panel gives access to the generous sized hallway with stairs off to the first floor. Recessed storage cupboard, wood effect flooring, dado rail and coved ceiling.

LIVING ROOM

6.95m x 3.60m (22'9" x 11'9")

A spacious well presented room, fireplace with wood effect surround, marble inset and hearth housing coal effect fire.

DINING ROOM

3.70m x 2.90m (12'1" x 9'6")

With coving to the ceiling, door into the kitchen and sliding patio doors leads into the conservatory.

CONSERVATORY

3.60m x 3.20m (11'9" x 10'5")

A lovely addition to the property, is a part brick conservatory with door off into the rear garden and personnel door into the garage.

KITCHEN

3.90m x 3.20m (12'9" x 10'5")

Having a good range of light coloured wall and floor units with complimentary work surfaces incorporating a one and a half bowl sink unit, integrated fridge, freezer, double oven, four ring gas hob with chimney extractor over and space for dishwasher. Coving to the ceiling, tile effect flooring, decorative tiled splash backs and space for dining table. Back door off.

SHOWER ROOM

2.09m x 1.50m (6'10" x 4'11")

A well presented suite comprising of vanity sink unit with storage under, concealed W/C and corner shower cubicle. Chrome ladder radiator, part tiling to the walls, vinyl flooring and coved ceiling.

BEDROOM FOUR

3.10m x 2.80m (10'2" x 9'2")

Double room with fitted double wardrobes. Coved ceiling.

FIRST FLOOR

LANDING

With deep recessed cupboard housing gas central heating boiler, hatch to the loft space and coved ceiling.

BEDROOM ONE

3.90m x 3.60m (12'9" x 11'9")

A light and airy double room having a range of fitted wardrobes with sliding doors and recessed storage into the eaves.

BEDROOM TWO

3.20m x 2.10m (10'5" x 6'10")

Another good sized double room with a range of fitted wardrobes.

BEDROOM THREE

3.20m x 2.10m (10'5" x 6'10")

With coving to the ceiling and laminate flooring.

BATHROOM

2.30m x 1.70m (7'6" x 5'6")

A well presented suite comprising of vanity sink unit with storage under, concealed WC, panelled bath with shower over and hand held attachment. Fitted wall units, storage shelving and mirror. Tiling to the walls and floor, ladder radiator and coved ceiling.

OUTSIDE

To the side of the property is a long driveway providing off street parking for multiple vehicles leading to a double garage with electric door, power and light. Plumbing for washing machine and vent for tumble dryer. The front garden is laid mainly to lawn with mature planting to the edging, a conifer tree and hedging. The private sunny rear garden has been exceptionally maintained with a large block paved patio adjacent to the property, mainly laid to lawn with a further slate area for additional seating and an abundance of well established plants. There are two side access gates and fencing to the boundary line.

ADDITIONAL INFORMATION

Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website: - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

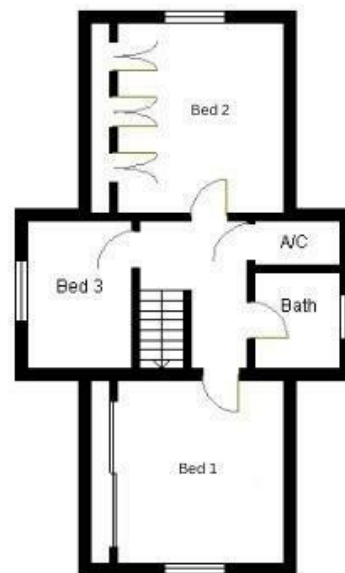
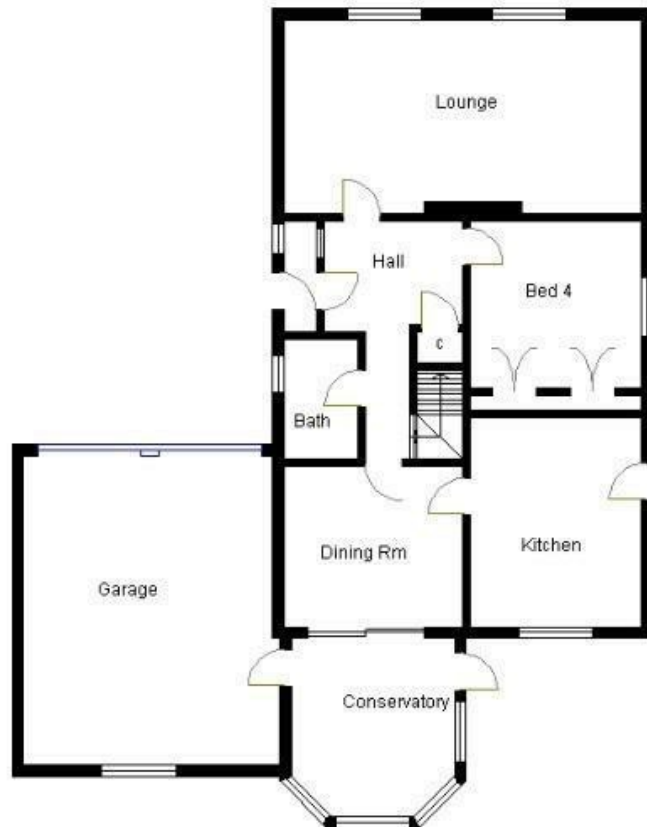
MEASUREMENTS/FLOORPLAN

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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Estate Agents | Lettings Agents | Chartered Surveyors



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

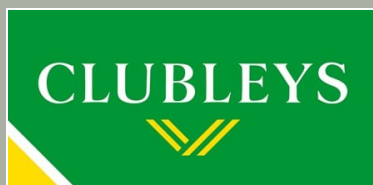
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	82
		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.