



Manor Drive, Elloughton, HU15 1JA  
£300,000



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Platinum Collection

## **Manor Drive, Elloughton, HU15 1JA**

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NO CHAIN - This deceptively spacious and extended three-bedroom semi-detached home has been thoughtfully enhanced in recent years to create an exceptional family home. From the welcoming entrance hall, you are led into a generous front-facing lounge, complete with double doors that open into a versatile dining room. Flowing seamlessly from here is a fabulous sun room, offering lovely views over the private rear garden. The ground floor also features a modern fitted kitchen and a modern bathroom.

Upstairs, the first floor hosts three excellent-sized bedrooms, each well presented, along with a stylish contemporary shower room. Outside, the property continues to impress with extensive driveway parking to the front and side, an EV charger, and a detached garage. The rear garden is well tended and provides superb privacy, making it an ideal space for families.



# Manor Drive, Elloughton, HU15 1JA

## Key Features

- NO ONWARD CHAIN
- Spacious Semi-Detached Home
- 3 Good Sized Bedrooms
- 2 Reception Rooms + Fabulous Sun Room
- Modern Fitted Kitchen
- 2 Bath/Shower Rooms
- Extensive Block Paved Driveway
- Detached Garage & EV Charger
- Private Rear Garden
- Council Tax = C EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access through a residential door, there is a staircase which leads to the first floor and a access to a storage cupboard beneath.

#### BATHROOM

A modern fitted bathroom which features a three piece suite comprising WC, inset vanity wash basin and panelled bath. There are half tiled walls and a window to the side elevation.

#### LOUNGE

An attractive front facing reception room having a marble effect feature fireplace housing an electric fire. There is a large window is to the front elevation and part glazed double doors open to:

#### DINING ROOM

Having ample space for a dining room table and chairs, there is a wall mounted electric fire beneath a timber mantle. Opening to:

#### SUN ROOM

A fabulous space to the rear of the property, constructed of a brick base beneath uPVC units and a vaulted ceiling. There are French doors that open to the rear garden and a side personnel door.

#### KITCHEN

The modern fitted kitchen comprises a range of cream fronted wall and base units mounted with contrasting work surfaces beneath a tiled splashback. A black composite sink unit sits beneath a window to the side elevation, integrated

appliances which include a double oven/grill, 5 ring ceramic hob beneath an extractor hood and fridge freezer. There is space and plumbing for an automatic washing machine and a second under counter appliance. A glazed door opens to the rear.

### FIRST FLOOR

#### LANDING

Allowing access to the accommodation at first floor level. There is a window to the side elevation and hatch to a boarded loft with light and power.

#### BEDROOM 1

A spacious bedroom of double proportions with a window to the front elevation

#### BEDROOM 2

A second excellent sized double bedroom with a window to the rear elevation.

#### BEDROOM 3

A generous third bedroom with a window to the rear elevation.

#### SHOWER ROOM

A modern fitted shower room with a contemporary three piece suite comprising WC, wash basin and large shower enclosure with waterproof splashboards. There are partially tiled walls, a built in storage cupboard and a window to the front elevation.

### OUTSIDE

#### FRONT

To the front of the property there are excellent off street parking facilities with a block paved driveway and a gravelled area. The block paved driveway continues to the side of the property and there is an EV charger.

### REAR

The attractive rear garden offers excellent privacy and features a sandstone patio adjoining the property with a shaped lawn beyond. A further block paved patio leads to the bottom of the garden and there is fencing to the perimeter and a timber shed.

### GARAGE

A detached brick garage is located to towards the bottom of the driveway and features an up and over door, light and power. There is 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 PVC double glazed frames

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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

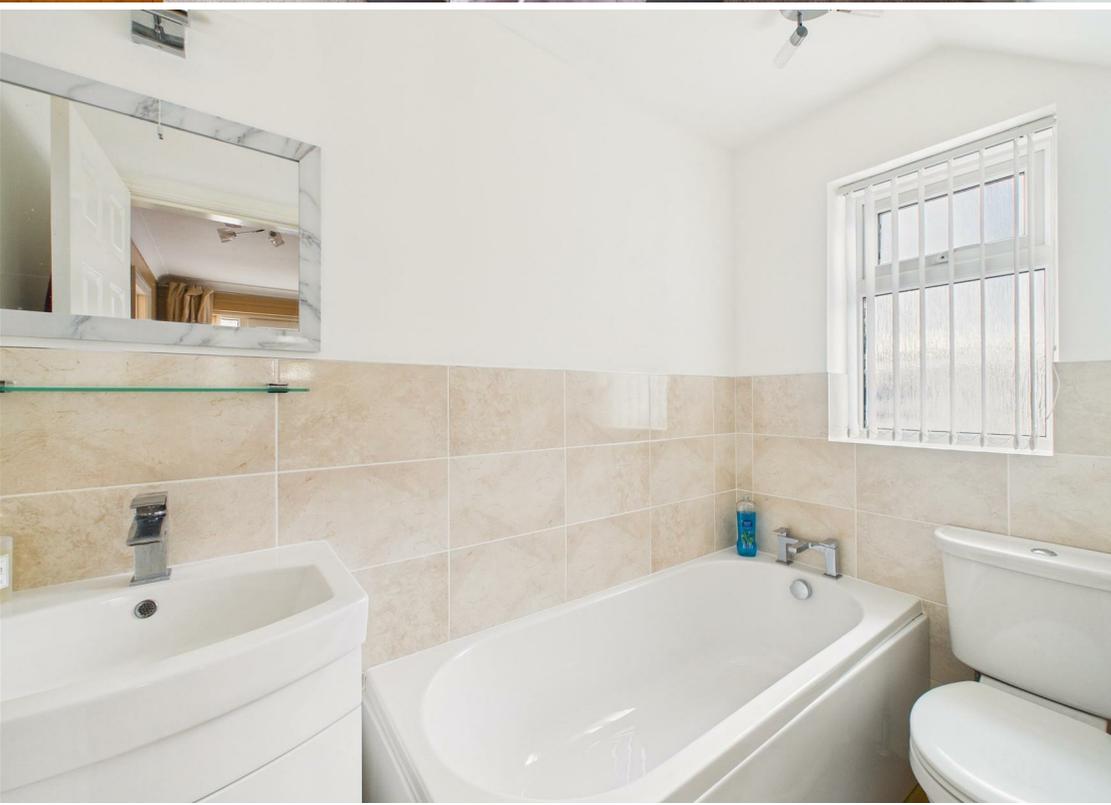
We understand that the property is Freehold

### 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 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 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 I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
1137 ft<sup>2</sup>

(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.

GIRAFFE360







Philip  
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Estate & Letting Agents

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