



Mill Hill, Ellerker, HU15 2DG
Price Guide £250,000 - £260,000


Bannister

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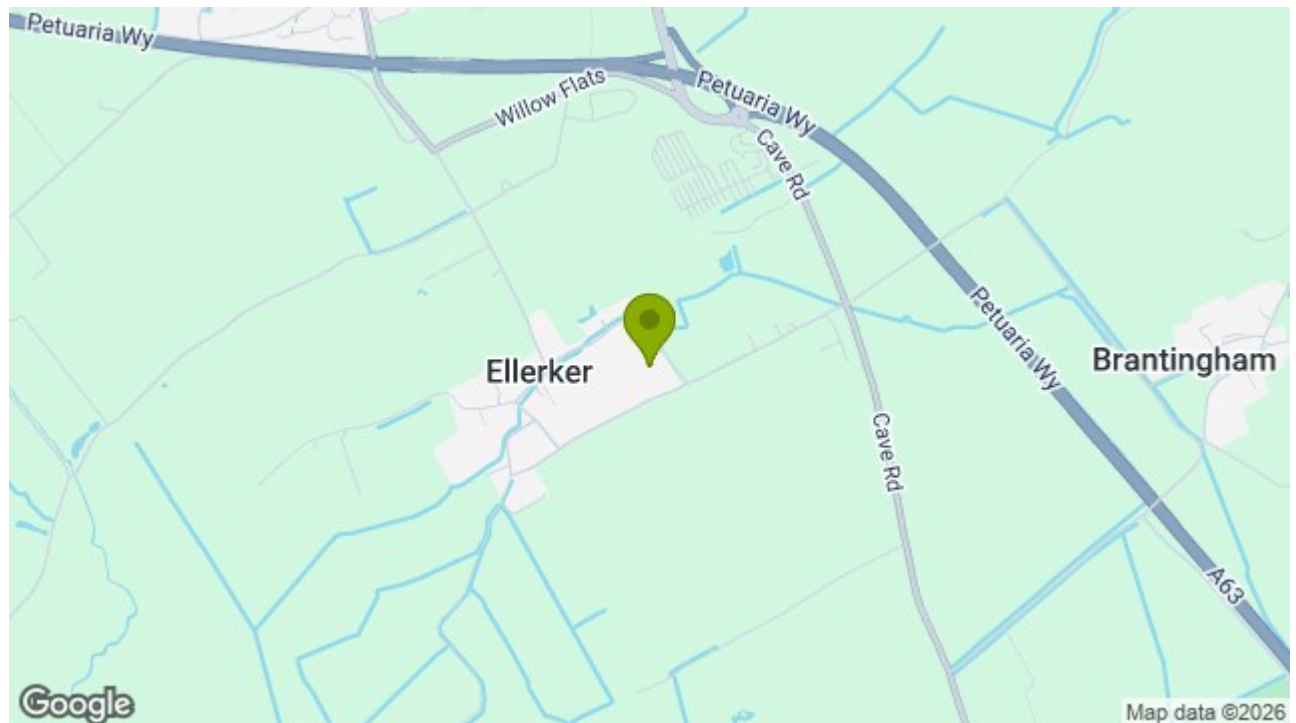
Key Features

- GUIDE PRICE: £250,000 - £260,000
- NO ONWARD CHAIN
- Exclusive Village Location
- 3 Bedroom Semi-Detached Home
- Good Sized Southerly Rear Garden
- 2 Reception Rooms
- Driveway Parking
- Offering Excellent Potential To Increase Value
- EPC = E
- Council Tax = B

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	53	84
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GUIDE PRICE: £250,000 - £260,000 - Offered to the market with no onward chain, this three-bedroom semi-detached home is tucked away within a small cul-de-sac in one of the region's most sought-after villages. Requiring a programme of modernisation, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes while adding potential value. Occupying a generous plot, the property is set back from the roadside behind a driveway providing off-street parking, while to the rear is a good-sized garden enjoying a desirable southerly aspect and an excellent degree of privacy, with no properties directly overlooking behind.

The internal accommodation comprises an entrance hall leading to a comfortable lounge, separate dining room, and kitchen with the added benefit of a useful walk-in pantry. To the first floor are three well-proportioned bedrooms together with a family bathroom. With its highly desirable location, generous plot and outstanding potential, this is an exciting opportunity for purchasers seeking a property they can update and make their own.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor and there are internal doors leading to:

DINING ROOM

A versatile reception room with a window overlooking the rear garden. Double concertina doors open to:

LOUNGE

A spacious lounge with a feature fireplace housing an original coal fire with marble hearth and surround. A window overlooks the rear garden.

KITCHEN

The kitchen is fitted within two areas and features a range of wall and base units, worksurfaces and tiled splashbacks. There is a stainless steel sink unit, space for appliances and access to a useful pantry cupboard with shelving. There are windows to the front elevation and a uPVC door to:

REAR ENTRANCE

With sliding patio doors leading from the side of the property.

W.C..

Fitted with a low flush WC and a window to the side elevation.

STORE

A useful store room with a window to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with a feature fireplace and a fitted alcove cupboard. There is a window to the rear elevation.

BEDROOM 2

A second double bedroom with fitted cupboard and a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with a fitted cupboard above the stairwell and a window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath. There are partially tiled walls, a built-in cupboard and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a driveway which provides off street parking. A footpath leads to the entrance door and is flanked by lawns to either side.

REAR

To the rear, the property enjoys an excellent-sized garden benefiting from a desirable southerly aspect and a good degree of privacy, with no properties directly overlooking from behind. Predominantly laid to lawn, the garden features a concrete patio adjoining the property, timber shed, a greenhouse, and an area of 'wild garden' to the rear, incorporating a former vegetable patch.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, and drainage are connected to the property. There is a gas supply but it is not connected

CENTRAL HEATING - The property has the benefit of a central heating system to panelled radiators and night storage heating.

DOUBLE GLAZING - The property has the benefit of 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 B. (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.

PHOTOGRAPHY

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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





Ground Floor



First Floor



Approximate total area^m
905 ft²

(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.

GIRAFFE 360