



Elloughtonthorpe Way, Brough, HU15 1TJ
£354,995

Philip
Bannister
Estate & Letting Agents

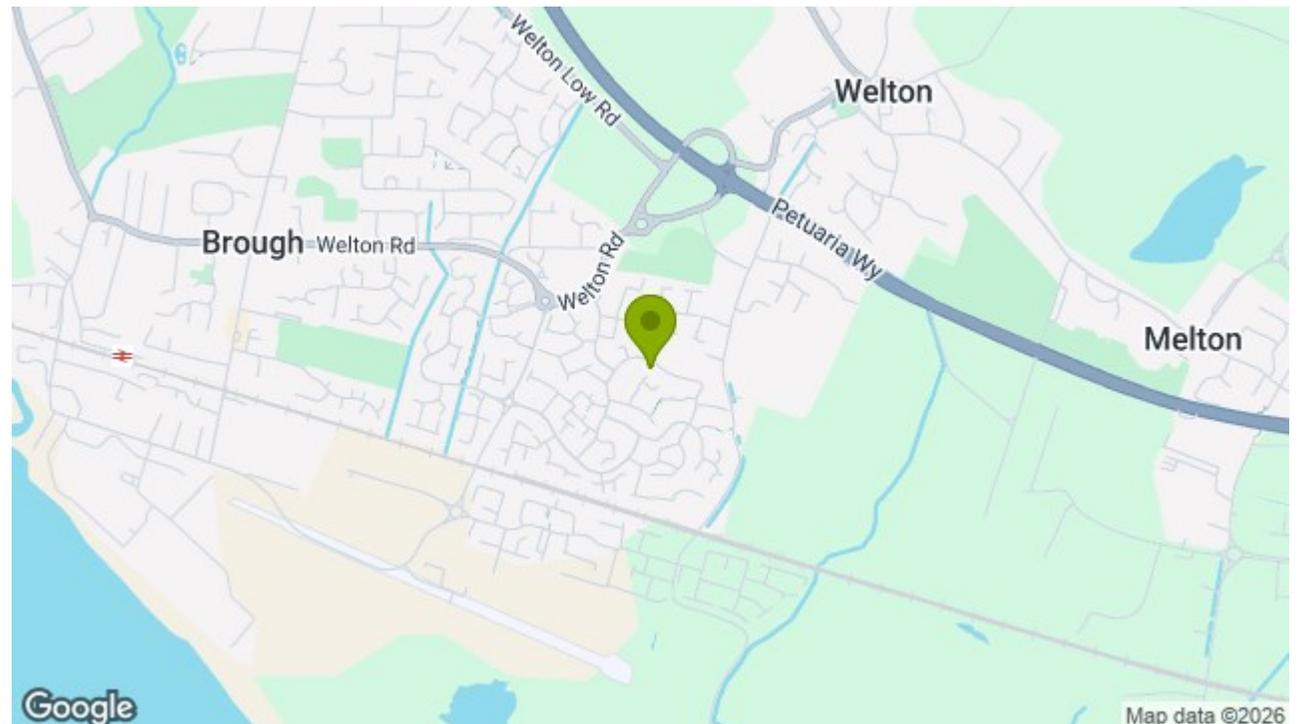
Elloughtonthorpe Way, Brough, HU15 1TJ

Key Features

- Offers Generous Living Spaces For Family, Friends and Pets
- 5 Generously Proportioned Bedrooms With Additional Office/Games Room/Home Gym
- 2 En-Suites + 2 Further Bath/Shower Rooms
- South Westerly Facing Garden With Lots Of Natural Light
- Open Plan Kitchen Diner
- Mature Private Garden For Entertaining The Family and Guests
- Driveway & Integral Garage
- In a Sought After Location Perfectly Positioned For Local Schools
- EPC = C
- Council Tax = F

This impressive five-bedroom family home is perfectly positioned for local schooling and boasts a well-established south-westerly rear garden. Spanning three floors, the thoughtfully designed accommodation begins with an entrance porch leading to a welcoming hallway with cloaks/WC, a stylish front-facing lounge, and a full-width dining kitchen with French doors opening to the garden. The first floor features four generous bedrooms, including two with en-suite facilities, along with a family bathroom. The second floor offers an additional double bedroom and a shower room as well as an additional multifunctional room which could be used as an office, games room or home gym, creating an ideal space for guests or teenagers. Externally, the property benefits from a front garden, a driveway leading to an integral garage, and a beautifully maintained rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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	







ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access through a residential entrance door. An further door leads to:

ENTRANCE HALL

With a staircase leading to the first floor having a cloakroom/wc beneath. An internal door leads to the garage.

CLOAKROOM

Fitted with a two piece suite incorporating low flush WC and a was hand basin. There are half tiled walls.

LOUNGE

16'1" x 10'8" (4.90 x 3.25)

An attractive front facing reception room with a window to the front elevation and part-glazed double doors leading to:

DINING KITCHEN

25'4 x 10'11 max (7.72m x 3.33m max)

The full width dining kitchen has French doors opening to the south westerly rear garden and features a comprehensive range of wall and base units which are mounted with complimentary worksurfaces beneath a tiled splashback. A range of appliances include a double oven, ceramic hob beneath an extractor hood and a washing machine. There is space for a larder fridge freezer, a sink unit sits beneath a window to the rear elevation and there is a door leading to the side of the property.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

16'1" max x 10'8" (4.90 max x 3.25)

A double bedroom with fitted wardrobes, two windows to the front elevation and access to:

EN-SUITE

7'10" x 5'4" (2.39 x 1.63)

Fitted with a three piece white suite comprising plumbed shower cubicle, pedestal wash hand basin and a WC. There are tiled walls and a window to the side elevation.

BEDROOM 2

10'10" x 9'5" (3.30 x 2.87)

A second double bedroom with fitted wardrobes, a window to the rear and access to:

EN-SUITE

5'9" x 5'4" (1.75 x 1.63)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a window to the rear elevation.

BEDROOM 3

8'8" x 7'11" (2.64 x 2.41)

With a window to the front and mirror fronted fitted wardrobes.

BEDROOM 4

9'5" x 8'4" (2.87 x 2.54)

With a window to the rear.

BATHROOM

8'8" max x 7'7" (2.64 max x 2.31)

Incorporates a three piece suite comprising panelled bath with handheld mixer shower, pedestal wash hand basin a WC. There are tiled walls and a window to the side elevation.

SECOND FLOOR

LANDING

With access to the accommodation at first floor level.

OFFICE/GAMES ROOM/ HOME GYM

18'10" x 11'5" max to 7'7" (5.74 x 3.48 max to 2.31)

A large multifunctional room with a dormer style window to the front and a "Velux" skylight.

BEDROOM 5

18'10" x 10'10" max to 9'0" (5.74 x 3.30 max to 2.74)

A further large double bedroom with a window to the side elevation and a "Velux" skylight.

SHOWER ROOM

8'6" x 6'11" (2.59 x 2.11)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a "Velux" skylight.

OUTSIDE

FRONT

To the front of the property there is wrought iron fencing to the kerbside boundary. A gate leads to a footpath which continues to the entrance door and there is a well maintained lawn and hedging.

REAR

The delightful south westerly rear garden is a real retreat with established planting, a well tended lawn and seating areas which include a decked terrace immediately to the rear of the property and a secluded patio area to one corner. To the opposite corner of the garden there is a small pond and an area of slate chippings.

DRIVEWAY & GARAGE

A gated driveway provides off street parking and leads to an integral garage with an up and over door, light and power supply. There is a personnel door to the entrance hall.







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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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.

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.

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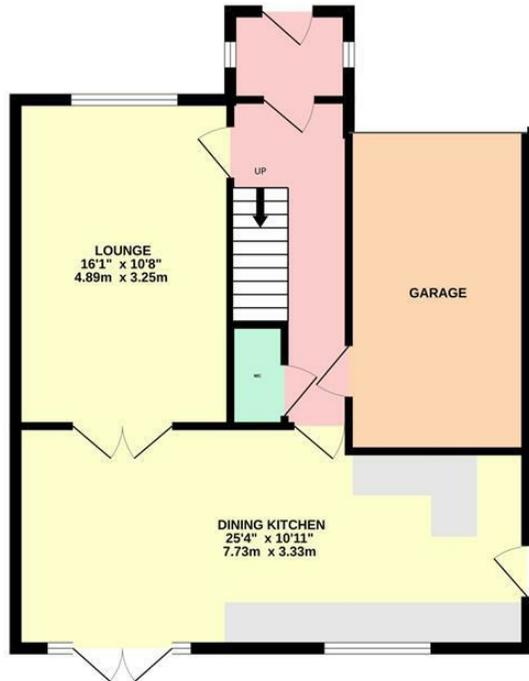
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

AML.

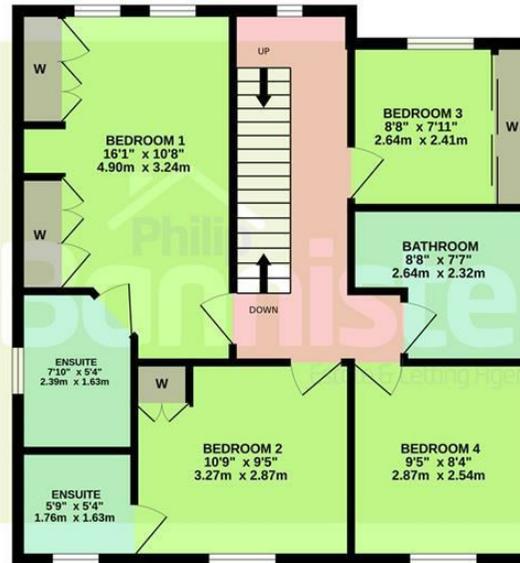
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



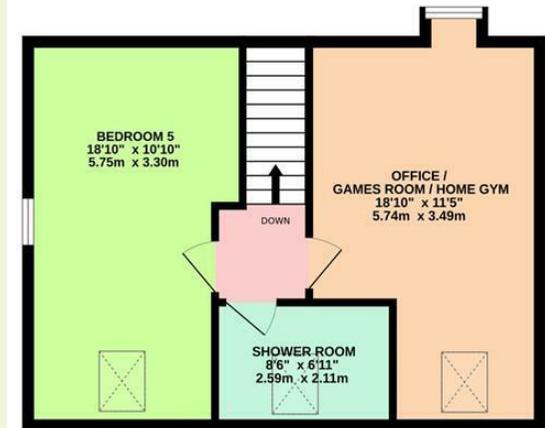
GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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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