



Stockbridge Road, Elloughton, HU15 1HW  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents

# Stockbridge Road, Elloughton, HU15 1HW

## Key Features

- Delightful Village Cottage
- 2 Double Bedrooms
- Stylish Fitted Kitchen With Quartz Worksurfaces & Bi-Folding Doors
- Open Plan Lounge With Multi-Fuel Burner
- Large 4 Piece Bathroom With Underfloor Heating
- Attractive Southerly Garden
- Convenient Central Location
- EPC =
- Council Tax = B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

This charming two-bedroom cottage enjoys a prime central location within the village and offers beautifully presented, stylish accommodation that's far more spacious than its exterior suggests.

Inside, an entrance lobby leads into an impressive open-plan lounge, complete with a multi-fuel stove. An inner lobby provides practical storage and flows through to a stunning, recently fitted dining kitchen, featuring quartz worktops, a range of integrated appliances, and bi-fold doors opening onto the garden.

Upstairs, the property offers two generously sized double bedrooms and a large, contemporary bathroom with a four-piece suite and underfloor heating.

Outside, the appeal continues with a generous, private rear garden enjoying a sunny southerly aspect.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE LOBBY

Allowing access to the accommodation through a residential entrance door. An internal door leads to:

#### LOUNGE

A beautifully appointed reception room centering around a feature fireplace with a multi-fuel burning stove recessed within a chimney breast, with tiled hearth and timber surround. There are windows to the front and side elevations, a staircase to one corner leads to the first floor accommodation.

#### INNER LOBBY

With two useful storage cupboards and opening to:

#### DINING KITCHEN

This fabulous dining kitchen has been recently fitted and includes a comprehensive range of light pink shaker style wall and base units which are mounted with sleek Quartz worksurfaces and matching upstands. A Belfast sink unit sits beneath a swan neck mixer tap and there are a range of integral appliances which include an oven, microwave, ceramic hob beneath a concealed extractor hood, dishwasher and a large fridge freezer. There is space and plumbing for an automatic washing machine. To the opposite side of the units there is space for a dining table and chairs, alongside bi-folding doors which open to a terrace.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

### BEDROOM 1

A spacious double bedroom with fitted wardrobes and a window to the rear.

### BEDROOM 2

A further generous double bedroom with a wall mounted fire surround as a feature. There is a window to the front elevation.

### BATHROOM

A large bathroom which is fitted with a four piece suite which includes a freestanding double end bath, wall hung vanity wash basin with storage beneath, concealed cistern WC and a walk-in shower enclosure with a thermostatic shower. There is tiling to the walls, tiling to the floor with underfloor heating, a heated towel rail, fitted storage cupboard and a window to the side elevation.

### OUTSIDE

To the front of the property there is a gated footpath leading to the entrance door and hedging to the kerbside boundary. The delightful rear garden enjoys excellent privacy and a southerly aspect and features a tiled patio which adjoins the property, a central footpath is flanked by established planting beds and leads to a lawn. Towards the bottom of the garden there is a further patio and garden shed. There is timber fencing to the boundary and gated access for both No 7 & 9.

### 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 sealed unit double glazing.

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.

### 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.

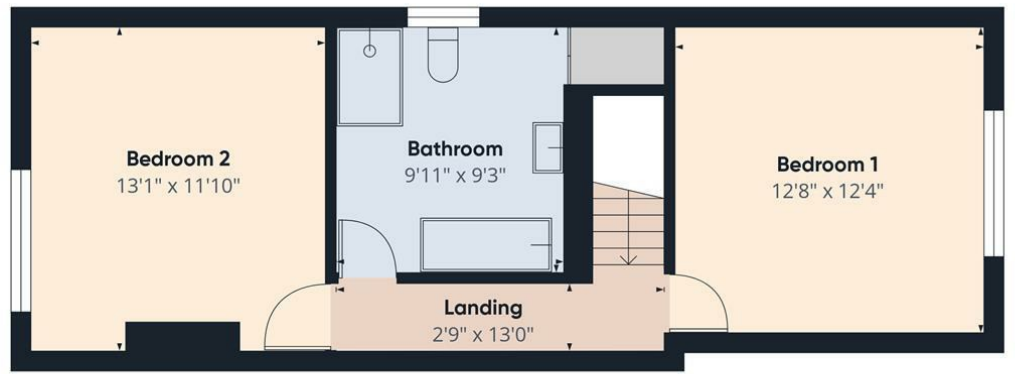
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area<sup>m</sup>  
939 ft<sup>2</sup>

Ground Floor



First Floor

(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.

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