

Longleat Avenue, Elloughton, HU15 1RL

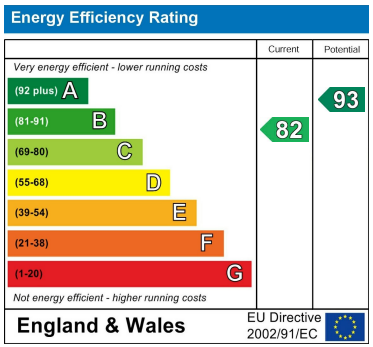
Price Guide £300,000

Philip Bannister
Estate & Letting Agents

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Key Features

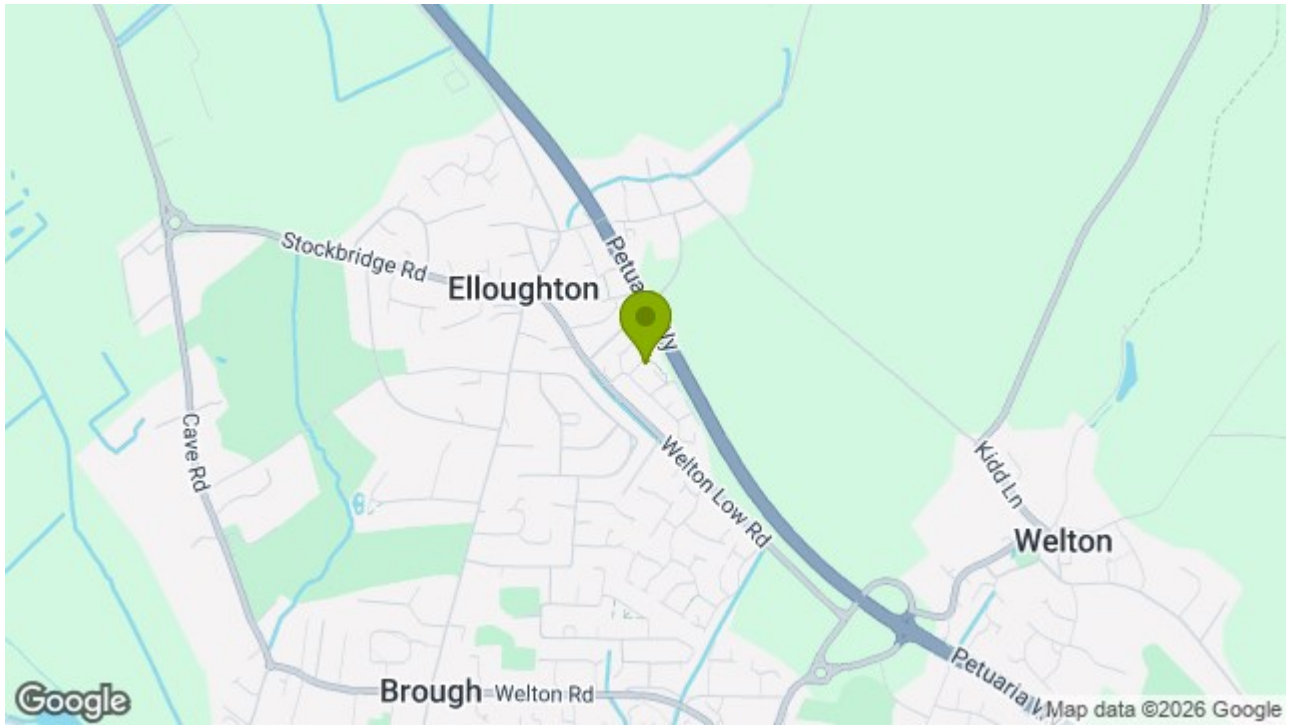
- Impressive 4 Bedroom Home
- Enviable Plot With Fabulous First Floor Views
- Good Sized Part-Walled Garden
- Primary Bedroom With Fitted Units
- 2nd Bedroom With Dressing Room
- En-Suite + Family Bathroom
- Double Width Driveway & Integral Garage
- Popular Residential Development
- EPC = B
- Council Tax = D



GUIDE PRICE £300,000 - £315,000 - Beautifully presented throughout, this superb four-bedroom family home enjoys a desirable position within a highly regarded residential development, conveniently situated close to the centre of Elloughton. Offering an excellent range of well-planned accommodation, the property briefly comprises an inviting entrance hall with cloakroom/WC, a spacious lounge and an impressive dining kitchen, with French doors opening directly onto the garden.

To the first floor, the generous primary bedroom benefits from an extensive range of fitted wardrobes together with a stylish en-suite shower room, while the second bedroom is complemented by a versatile adjoining dressing room or home office. Two further bedrooms and the family bathroom complete the accommodation.

Outside, a double width driveway provides ample parking and leads to the integral garage, whilst the good-sized garden enjoys part walled boundaries along with a decking area and pergola.











ACCOMMODATION
The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door, the hallway provides access to the accommodation at ground floor level. There is a staircase leading to the first floor with a storage cupboard beneath..

LOUNGE
A well appointed reception room with ample space for a living room suite. There are windows to two elevations.

DINING KITCHEN
The dining kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A 1 1/2 bowl stainless steel sink unit sits beneath a window and there are integral appliances which include a double oven/grill, gas hob and an extractor hood. There is space and plumbing for both a washing machine and dishwasher and further space for a larder fridge freezer. To the opposite end of the kitchen there is space for a dining table and chairs, a further window and French doors opening to the garden.

CLOAKROOM/WC
Positioned off the entrance hall and fitted with a two piece suite comprising WC and pedestal wash basin. There is half-height tiling to two walls.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in cupboard above the stairwell.

BEDROOM 1
A spacious double bedroom with a range of fitted wardrobes, bedside cabinets and overhead storage. There is a window providing natural light and access to:

EN-SUITE
The en-suite is fitted with a three piece suite comprising WC, wall hung wash basin and a shower enclosure with a tiled inset and a thermostatic shower. There is partial wall tiling, window and a heated towel rail.

BEDROOM 2
A double bedroom with windows to two elevations.

DRESSING ROOM
A versatile room which is positioned off the bedroom and would make an ideal dressing room or office.

BEDROOM 3
A further double bedroom with a window to the front elevation.

BEDROOM 4
A good sized single bedroom with a window to the side elevation.

BATHROOM
The family bathroom is fitted with a three piece suite which comprises WC, wall hung wash basin and a panelled bath with a glazed screen, tiling and a thermostatic shower. There is additional half-height wall tiling, a heated towel rail and a window to the front.

OUTSIDE
To the front and side of the property there is a well maintained lawn and established shrubs. A footpath leading to the property is flanked by a wrought iron fence and further established shrubbery providing an excellent privacy screen. To the opposite side of the property there is a delightful 'rear' garden which offers a good level of privacy for an estate property and is partially walled. There is a patio area which adjoins the property with lawns beyond. To one corner there is a decked terrace beneath a pergola and a garden shed.

DRIVEWAY & GARAGE
A double width block paved driveway provides off street parking for two vehicles. The driveway leads to an integral garage with up and over door, light and power. A personnel door to the rear can be accessed via the garden.

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 D. (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, it is however subject to an Estate Charge with associated costs.









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











Ground Floor



First Floor



Approximate total area[1]

1189 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.

GIRAFFE360

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk