Hardwick Close, Elloughton, HU15 1UD

£269,500

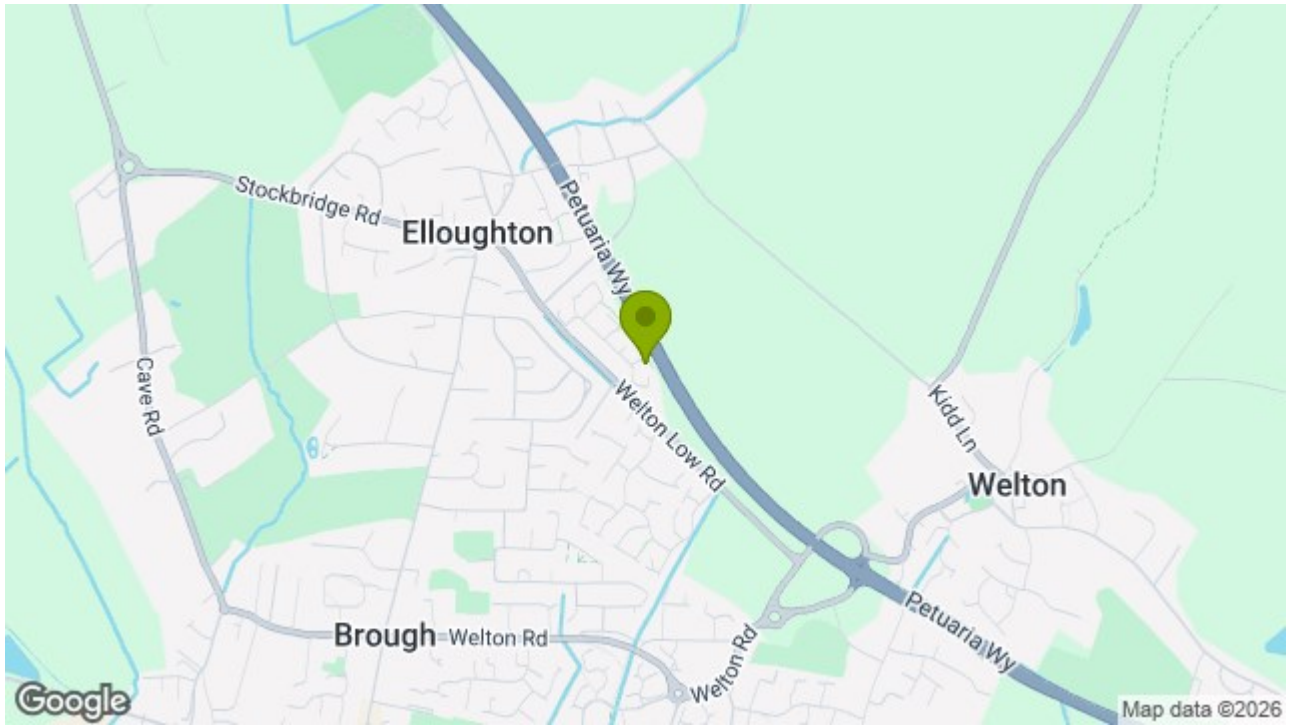
Philip Bannister
Estate & Letting Agents

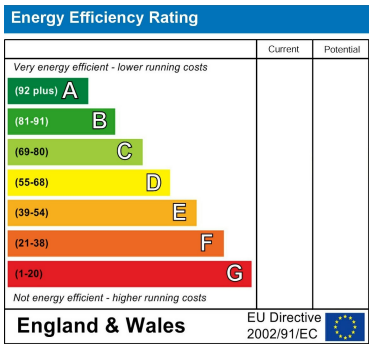
Hardwick Close, Elloughton, HU15 1UD

Situated in a quiet cul-de-sac within a popular development in the sought-after village of Elloughton, this well-presented four-bedroom family home offers well-proportioned accommodation throughout. The property features a principal bedroom with en-suite, a family bathroom, a south-facing rear garden, garage, and driveway. Offered to the market with no onward chain, it presents an excellent opportunity for families looking to move straight in.

Key Features

- No Onward Chain
- 4 Bedrooms
- Sought-After Location
- Heart of Elloughton
- Modern Family Home
- Southerly Facing Rear Garden
- Drive & Garage
- EPC = B





WHEN IT RAINS LOOK FOR RAINBOWS
WHEN IT'S DARK
LOOK FOR STARS

WHEN
WHEN IT'S DARK
LOOK FOR

ELLOUGHTON

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.
Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

GROUND FLOOR;

ENTRNACE HALL

A welcoming entrance hall providing access to the accommodation.

WC

With low flush WC and a wash hand basin.

DINING KITCHEN

A well presented dining kitchen with two tone gloss wall and base units, laminated work surfaces and upstands. Integrated appliances include a Fridge/Freezer, Electric Oven, Electric Hob, Extractor Hood, Automatic Dishwasher and a Washing Machine. Further benefitting from ample dining space, bay window to the front elevation and recessed spotlights.

LIVING ROOM

A well presented living space with superb aspect via French doors over the rear garden.

FIRST FLOOR;

BEDROOM 1

Superb principal bedroom with window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, WC and a wash hand basin. Further benefitting from a window to the rear elevation, a radiator and recessed spotlights.

BEDROOM 2

A bedroom of double proportions with wow to the rear elevation.

BEDROOM 3

A further double bedroom with window to the front elevation.

BEDROOM 4

A generous single bedroom with window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, recessed spotlights, a radiator and a window to the rear elevation.

EXTERNAL;

FRONT

With driveway providing off-street parking and a small front lawn with footpath.

REAR

Southerly facing rear garden laid mainly to turf with block paving and timber fencing.

GARAGE

With up and over door, rear door, light and power supply.

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 replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.
SECURITY - The property has the benefit of an installed burglar alarm system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
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.

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

Sparkle

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.

TENURE.

We understand that the property is Freehold. / Leasehold. This should be clarified by your legal representative.

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 independent 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.

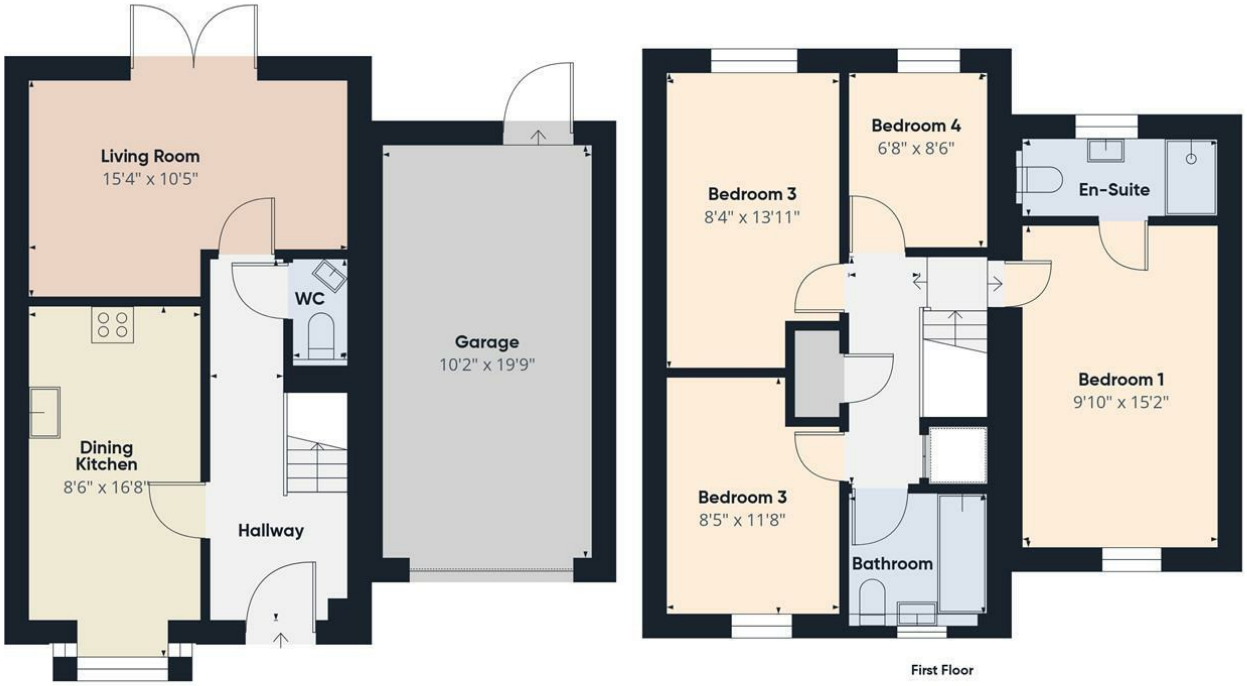
THINKING OF SELLING?

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.

AGENTS 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

THE
WORLD
IS YOUR
OYSTER



Approximate total area(1)

1147 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

Philip Bannister
Estate & Letting Agents