



Chatsworth Drive, Brough, HU15 1LS

£375,000



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Platinum Collection

## **Chatsworth Drive, Brough, HU15 1LS**

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This beautiful detached four-bedroom property is situated in the heart of Elloughton and occupies an enviable corner plot, offering both privacy and space in a highly desirable location. The home boasts generous living accommodation and is presented to a high standard throughout, creating a welcoming and stylish environment for modern family living. Each of the bedrooms is spacious and well-proportioned, making the property ideal for families seeking comfort and flexibility. Externally, the property benefits from a sizeable rear garden, perfect for outdoor entertaining or family activities, along with a driveway and garage providing ample parking and storage. Altogether, this wonderful home offers the perfect blend of space, location and practicality for family life.



# Chatsworth Drive, Brough, HU15 1LS

## Key Features

- Detached Family Home
- Superb Corner Plot
- Desirable Location
- Fabulously Presented
- Stunning Dining Kitchen
- Generous Living Accommodation
- Garage & Driveway
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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;

#### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

#### WC

With a concealed cistern WC, a wash hand basin, partially tiled walls and tiled flooring.

#### STUDY

A versatile reception space ideal for a study or a play room with window to the front elevation.

#### LIVING ROOM

A generous living space a media wall and a window to the front elevation.

#### DINING KITCHEN

A fabulous spacious dining kitchen with graphite gloss wall and base units contrasting white worksurfaces with upstands. Integrated appliances

include Fridge, Freezer, Gas Hob, Electric Oven and an Automatic Washing Machine, Further benefitting from tiled flooring, recessed spotlights, ample dining space, French doors and windows to the rear elevation.

#### UTILITY ROOM

With matching units form the kitchen, laminated work surfaces, stainless steel sink unit and further plumbing for an automatic washing machine.

### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with fitted wardrobes, feature wall panelling, a window to the front elevation and access to the en-suite.

#### EN-SUITE

A three piece suite comprising of a walk-in shower, concealed cistern WC and a wash hand basin. Further benefitting from tiled walls and flooring and recessed spotlights.

#### BEDROOM 2

A further double bedroom with fitted wardrobes, fitted dressing table, storage cupboard and two window to the front elevation.

#### BEDROOM 3

A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

#### BEDROOM 4

A generous single bedroom with fitted wardrobes and a window to the rear elevation.

#### BATHROOM

Contemporary three piece bathroom suite comprising of a panelled bath with overhead shower, a

concealed cistern WC and a wash hand basin, Further benefitting from partially tiled walls, tiled flooring, a radiator, recessed spotlights and a window to the rear elevation.

### EXTERNAL;

#### FRONT

A beautifully shaped lawn with footpath to the front door, brick-set side drive for two vehicles.

#### REAR

A sizeable rear garden with shaped lawn, timber fencing, two porcelain tiled patios and a fixed pergola.

#### GARAGE

A detached single garage with light and power

### 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.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire 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 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. 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.

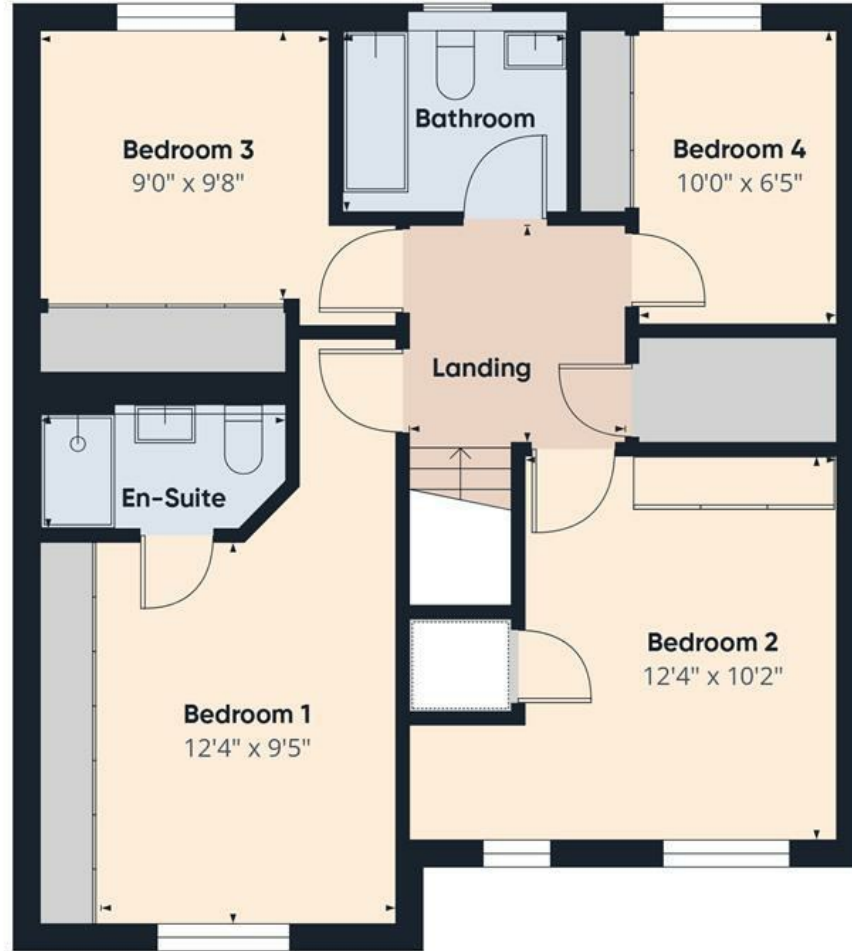
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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)







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
1290 ft<sup>2</sup>

(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





**Philip**  
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Estate & Letting Agents

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