Monkton, Elloughton, HU15 1SJ

Offers Over £220,000

Philip Bannister
Estate & Letting Agents
Platinum Collection

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NO CHAIN - Available with no onward chain, this well-presented three-bedroom semi-detached home is tucked away in a cul-de-sac within the ever-popular Lowerdale development. Offering broad appeal, it would make an excellent choice for a variety of buyers.

The ground floor features an entrance hall with cloakroom/WC, a bay-fronted lounge, and an inner hallway with staircase and useful storage. This leads through to a dining room with an archway opening into a fitted kitchen, creating a sociable and practical layout. A conservatory, accessed from the dining room, overlooks the rear garden and provides additional living space.

Upstairs, there are three bedrooms, including a primary bedroom with fitted wardrobes and access to an en-suite shower room, alongside the house bathroom.

Externally, the property benefits from a gravelled front garden, a side driveway providing off-street parking, and a private rear garden.

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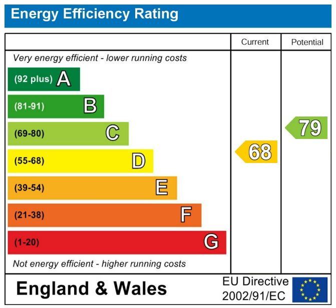
Key Features

- NO ONWARD CHAIN
- 3 Bedroom Semi-Detached House
- Cul-De-Sac Location
- Private Rear Garden
- Dining Kitchen & Conservatory
- En-Suite To Bedroom 1
- Ground Floor Cloakroom/WC
- Side Driveway
- EPC - D
- Council Tax - C








ACCOMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. The hallway leads to the internal accommodation.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wash basin.

LOUNGE
A bay fronted reception room with a feature fireplace housing an electric fire.

INNER HALLWAY
With a built-in cupboard and a staircase leading to the first floor accommodation.

DINING ROOM
With space for a dining room table and chairs. Double doors open to the conservatory and an archway leads to:

KITCHEN
The kitchen is fitted with a range of shaker style wall and base units which are mounted with modern worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include a newly installed oven, hob beneath an extractor hood and a fridge. There is space for two under counter appliances and a door leads from the driveway.

CONSERVATORY
Of brick and uPVC construction, there are views across the garden and French doors leading out.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. A cupboard sits above the stairwell.

BEDROOM 1
A double bedroom with fitted wardrobes and a window to the rear elevation.

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin with tiled splashbacks and a shower enclosure with a thermostatic shower and tiled inset. There is a window to the side elevation.

BEDROOM 2
With a window to the front elevation

BEDROOM 3
With a window to the front elevation.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer tap. There is splashback tiling and a window to the side elevation.

OUTSIDE
To the front of the property there is a gravelled garden and a footpath leading from the driveway to the entrance door. To the rear there is a private garden which is mainly laid to lawn. There is a decked terrace terrace to the rear of a timber shed, gravel area adjoining the property and established shrubbery.

DRIVEWAY
To the side of the property there is a tarmac and gravel driveway providing off street parking.

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 C. (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 / Leasehold

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.

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.

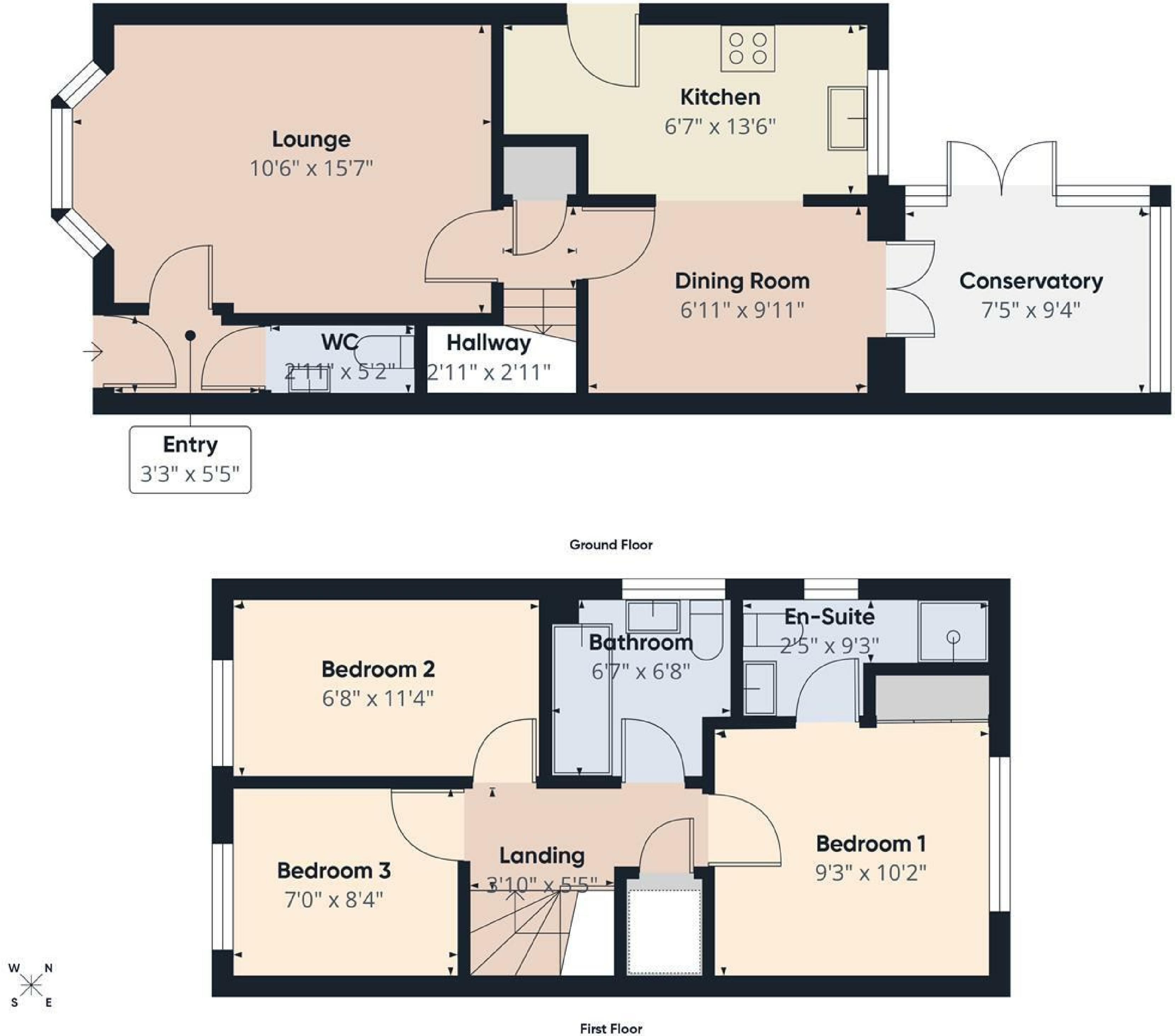
MORTGAGES

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.

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





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Approximate total area[1]

800 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.

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