



Lowerdale, Elloughton, HU15 1SD
£195,000

Philip
Bannister
Estate & Letting Agents

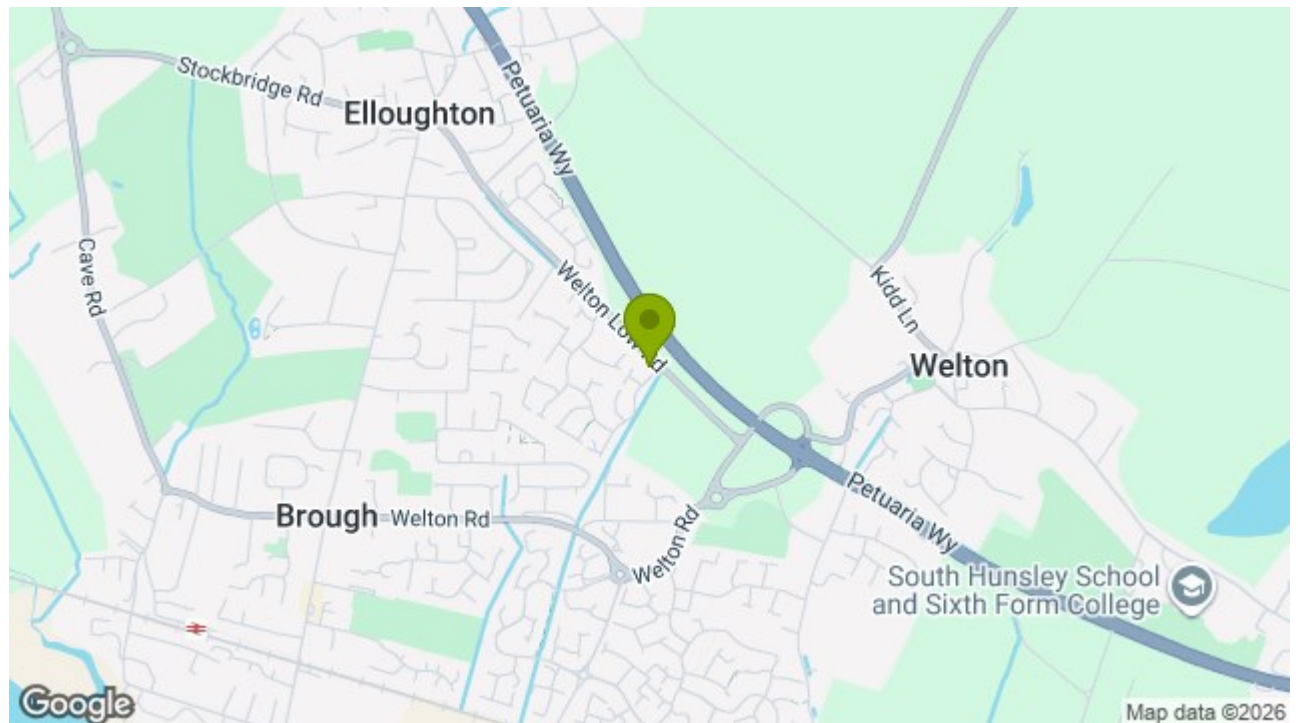
Lowerdale, Elloughton, HU15 1SD

NO CHAIN - An attractive two bedroom home situated on the fringes of this popular development and offered to the market with no onward chain. The property offers well presented accommodation including an entrance hall, a front facing lounge and a modern full-width breakfast kitchen fitted with a range of appliances and French doors opening onto the rear garden. To the first floor there are two good sized bedrooms, both benefiting from fitted wardrobes, along with a contemporary bathroom. Outside, the property enjoys a private rear garden together with driveway parking and a garage.

Key Features

- NO ONWARD CHAIN
- Attractive 2 Bedroom Home
- Modern Breakfast Kitchen With Range Of Appliances
- Driveway & Garage
- Contemporary Bathroom
- Fitted Wardrobes In Both Bedrooms
- Private Rear Garden
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

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 has a staircase which leads to the first floor.

LOUNGE

A front facing reception room with a feature wall mounted fireplace housing an electric fire, window to the front elevation and glazed double doors opening to:

BREAKFAST KITCHEN

Fitted with a modern kitchen which comprises a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a stainless steel 1 1/2 bowl sink unit with mixer tap beneath a window to the rear, integral appliances which include an electric oven, hob and extractor hood, fridge freezer and space and plumbing for an automatic washing machine. There is space for a breakfast table and double doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with fitted wardrobe and a window to the front elevation. There is access to a walk-in wardrobe.

BEDROOM 2

A good sized bedroom with fitted wardrobes and a window to the rear.

BATHROOM

A modern bathroom which is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and thermostatic shower. There is partial wall tiling, heated towel rail and a window to the rear.

OUTSIDE

To the front of the property there is a gravel garden and a footpath which leads to the entrance door. To the rear there is a private garden with a patio area partially sitting beneath a veranda and leading to an artificial lawn. There is timber fencing to the perimeter and a gated footpath from the front of the property.

DRIVEWAY & GARAGE

The property benefits from a driveway which provides off street parking and in turn leads to a brick-built garage.

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 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.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

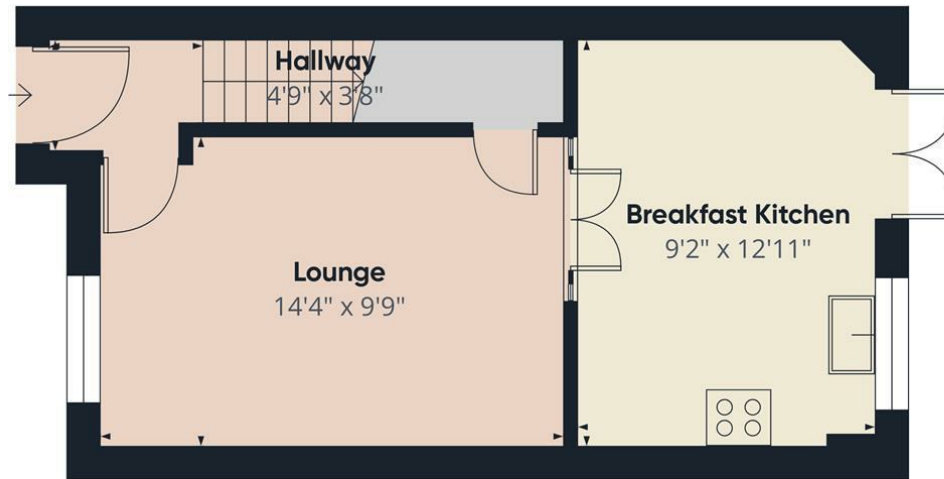
Philip Bannister & Co.Ltd for themselves and for the vendors or

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.

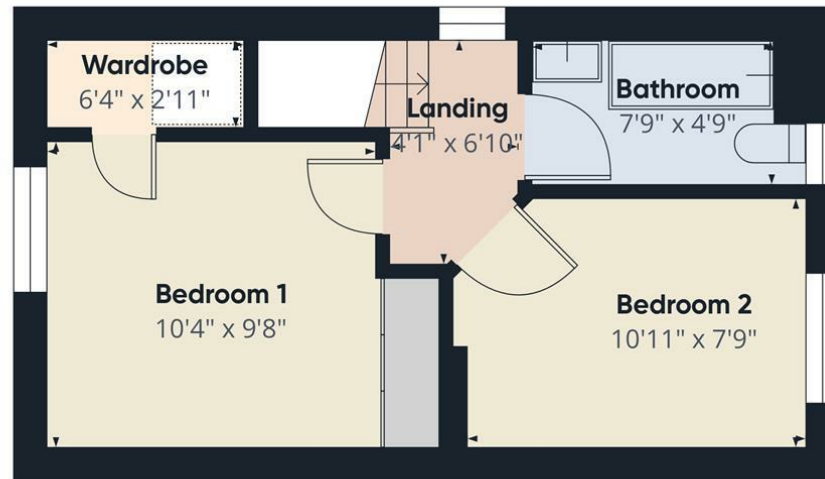
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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^m
579 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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