



Brantingham Road, Elloughton, HU15 1HX  
£495,000

 Philip  
**Bannister**

# Brantingham Road, Elloughton, HU15 1HX

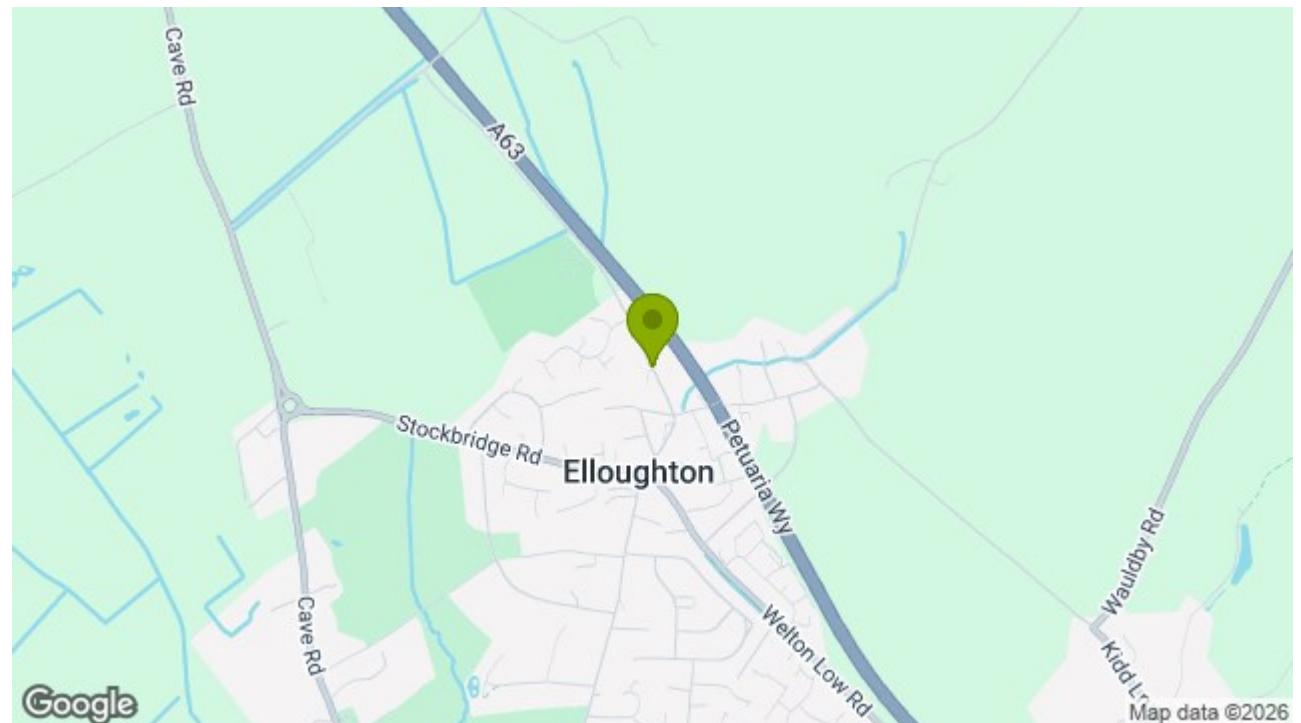
## Key Features

- Impressive Detached Family Home Occupying A Generous Plot
- Exceptional Full-Width Rear Extension Creating A Stunning Open-Plan Living Space
- Separate Lounge, Snug And Home Office Offering Flexible Family Living
- Four Good Sized Bedrooms Including A Principal Suite With En-Suite
- Private Rear Garden With Large Patio Ideal For Entertaining
- Gated Driveway With Excellent Off-Street Parking And EV Charging Point
- Multi-Use Timber Outbuilding
- EPC = C
- Council Tax = E

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</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 |                            |           |
|                                             | 73                         | 84        |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Occupying an excellent plot and approached via a gated driveway, this impressive detached family home offers spacious and versatile accommodation, perfectly suited to modern family life. A substantial full-width rear extension has transformed the heart of the home into an exceptional open-plan living space, seamlessly combining areas for cooking, dining and relaxing. Complementing this superb family room are a separate lounge, cosy snug, home office, utility room and ground floor WC, providing flexible spaces to suit a variety of lifestyles.

The first floor offers four well proportioned bedrooms, including a spacious principal with en-suite shower room, together with a family bathroom. Outside, the extensive driveway provides ample off-street parking and benefits from an EV charging point, while the private rear garden is ideal for both entertaining and family enjoyment, featuring a large patio, lawn and a timber outbuilding.





## ACCOMMODATION

The extended family sized accommodation is arranged over two floor and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A composite entrance door allows access to the property. The welcoming hallway provides access to the internal accommodation and there is a staircase leading to the first floor.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall mounted wash basin. There is a window to the side elevation.

#### LOUNGE

A front facing reception room with two large picture windows and a feature fireplace housing a living flame gas fire upon a hearth with backplate and surround.

#### OFFICE

A useful home office space which features a window to the side elevation and access to a store room.

#### OPEN PLAN LIVING DINING KITCHEN

This exceptional open-plan room forms the heart of the home, offering a superb family space with distinct areas for cooking, dining and relaxing. The stylish kitchen is appointed with a range of midnight-blue shaker-style wall and base units, complemented by wooden worktops and tiled splashbacks. A matching central island provides an overhanging breakfast bar, Belfast sink with mixer tap, and additional preparation space. Integrated appliances include a double electric oven, ceramic

hob with extractor hood above, and a drinks cooler, while there is space for an American-style fridge freezer.

The kitchen flows seamlessly into the spacious dining and living areas beneath Velux roof windows flood the room with natural light, and French doors open directly onto the rear garden.

#### SNUG

Positioned off the living area, this cosy snug offers a versatile space and has an internal door leading to the lounge.

#### UTILITY ROOM

Fitted with matching units to those of the kitchen. There is a sink unit, tiles splashbacks, space and plumbing for an automatic washing machine and space for a further undercounter appliance. A composite door leads to the side of the property.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in cupboard and a window to the side elevation.

#### BEDROOM 1

A spacious double bedroom with fitted wardrobes and two windows to the rear elevation.

#### EN-SUITE

A modern en-suite which is fitted with a WC, pedestal wash basin and a glazed shower cubicle with a thermostatic shower. There is tiling to the walls and a window to the rear.

#### BEDROOM 2

A dual aspect double bedroom with a window to the front and further window to the side.

#### BEDROOM 3

A good sized third bedroom with fitted wardrobes and a window to the front elevation.

#### BEDROOM 4

With fitted overhead storage, further storage above the stairwell and a window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a bath with glazed screen and mixer shower over. There is half height wall tiling and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a gated gravel driveway which provides excellent off street parking provisions, EV charger and a garage.

#### REAR

The rear garden is an excellent size and offers fantastic privacy. There is a large patio area immediately to the rear of the property and a lawned garden beyond with established trees and hedging. Towards the bottom of the garden there is a timber building which would make an ideal entertainment space or shed.

### 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 E. (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.

## **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.

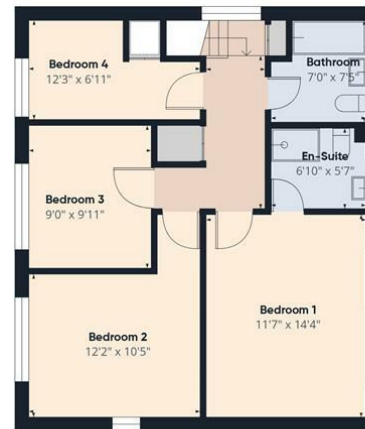
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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<sup>m</sup>  
2002 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.

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