



Chatsworth Drive, Elloughton, HU15 1LS
£359,950

Philip
Bannister
Estate & Letting Agents

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Key Features

- Stylish Detached Family Home
- 4 Good Sized Bedrooms (3 Fitted)
- Fabulous Living Dining Kitchen
- Lounge & Convenient Study
- En-Suite To Bedroom 1
- Contemporary Family Bathroom
- South Westerly Rear Garden
- Driveway, EV Charger & Garage
- EPC = B
- Council Tax = E

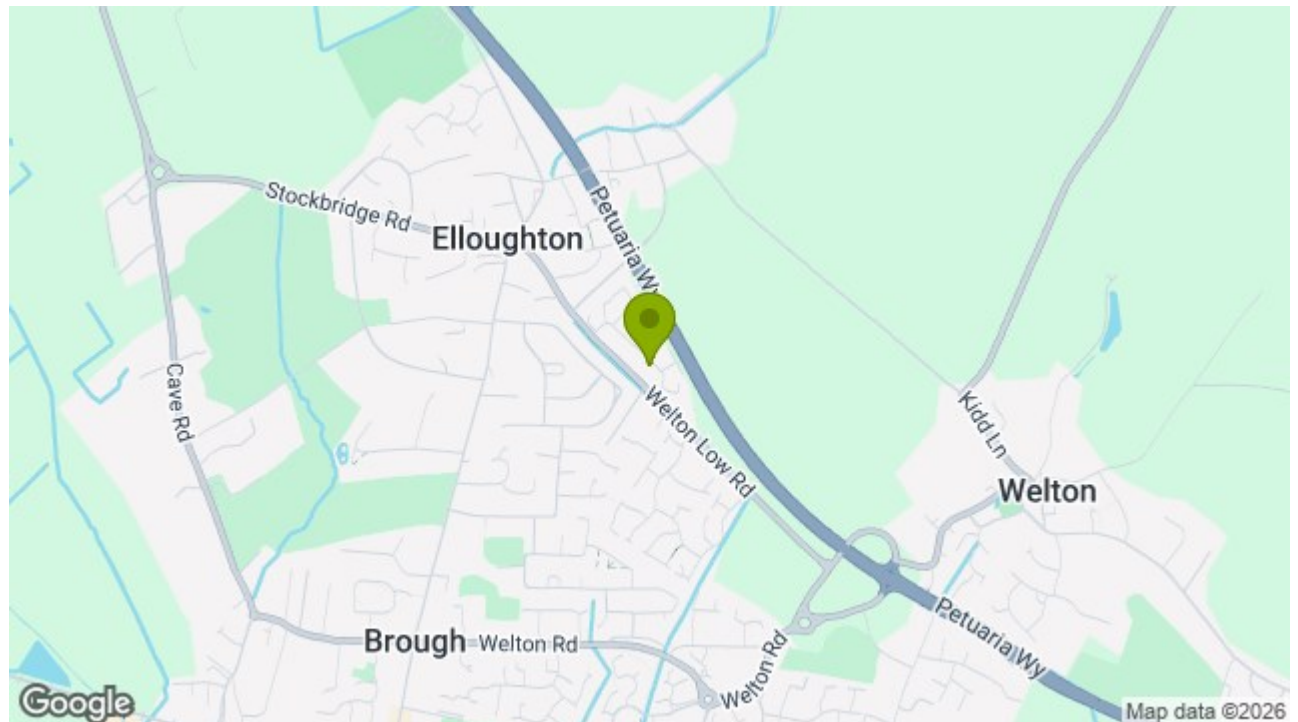
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This impressive modern detached home offers a stylish four-bedroom layout, enhanced throughout with high-quality upgrades. Occupying a desirable position within this sought-after development, the double-fronted design enjoys a sunny south westerly aspect to the rear.

At the heart of the home lies a superb open-plan family living dining kitchen, beautifully appointed and thoughtfully designed for contemporary living. A formal lounge and separate study provide excellent versatility, ideal for those working from home, while a cloakroom/WC completes the ground floor.

Upstairs, all four bedrooms are generously proportioned, with the principal and third bedrooms benefiting from fitted mirror-fronted sliding wardrobes. The fourth bedroom has been cleverly transformed into an dressing room. Both the en-suite and family bathroom have been finished to a high standard, featuring upgraded sanitaryware and tiling.

Externally, a block-paved side driveway provides ample off-street parking with EV charging provisions and leading to a detached garage. The rear garden has been attractively landscaped, boasting a spacious slatestone patio that creates a perfect suntrap for outdoor entertaining.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The central entrance hall is accessed via a residential entrance door. The hallway features a staircase to the first floor and a wood effect tiled floor.

CLOAKROOM/WC

A well appointed cloakroom with a concealed cistern WC and a pedestal wash basin. There are partially tiled walls and a continuation of the tiled floor.

LOUNGE

An attractive reception room positioned to the rear of the property with French doors opening to the garden.

STUDY

A perfect space for home working or a childrens playroom. There is a window to the front elevation.

FAMILY LIVING DINING KITCHEN

A fabulous space which is the hub of the home and has areas for cooking, dining and informal living. The kitchen is fitted with a comprehensive range of wall and base units which are mounted with slimline Quartz worksurfaces and matching upstands. There is a recessed 1 1/2 bowl sink unit with mixer tap and moulded drainer, integral appliances include an AEG double oven, 4 ring ceramic hob beneath an extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine. The living/dining area is a great space and has windows and a French door opening to the garden.

The room is finished with a continuation of the tiled flooring,

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large cupboard housing the hot water cylinder.

BEDROOM 1

A double bedroom which is fitted with mirror fronted sliding wardrobes, a window to the front elevation and access to en-suite facilities.

EN-SUITE

A well appointed en-suite which is fitted with a concealed cistern WC, wall hung wash basin and a shower enclosure with a thermostatic shower and tiled inset. There is further splashback tiling, a tiled floor, heated towel rail and a window to the front elevation.

BEDROOM 2

A second double bedroom with a window to the front elevation.

BEDROOM 3

A further double bedroom which is fitted with mirror fronted sliding wardrobes and a window to the rear elevation.

BEDROOM 4

The fourth bedroom is an excellent size and has been fitted as a dressing room with a range of wardrobes, dressing table, overhead storage and a mirror. There is a window to the rear elevation and access to a storage cupboard.

BATHROOM

A contemporary family bathroom which is fitted with a three piece suite comprising concealed cistern WC, wall hung wash basin and a panelled bath with a glazed screen, thermostatic shower and tiling over. There is further splashback tiling, tiling to the floor, heated towel rail and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a forecourt area with lawns either side of a slatestone footpath which leads to the property and a privet hedge to the kerbside boundary.

REAR

To the rear of the property there is a good sized rear garden which enjoys a south westerly aspect. Adjoining the property there is a slatestone patio which is a real suntrap, and continues to the side of the garage leading to the personnel door. The remainder of the garden is laid to lawn with timber fencing.

DRIVEWAY & GARAGE

A block paved driveway is positioned to the side of the property and offers parking for two vehicles with the provision of an EV charger. The driveway continues to a detached garage with up and over door, light and power. There is a personnel door that leads from the garden.

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. There is however an Estate Charge for the shared communal areas around the development. There may be associated costs with the Estate Charge.

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

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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





Approximate total area^m
1158 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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