



Oak Avenue, Elloughton, HU15 1LA
£310,000

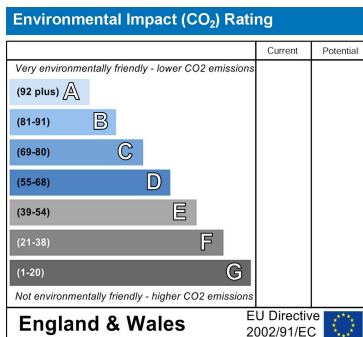
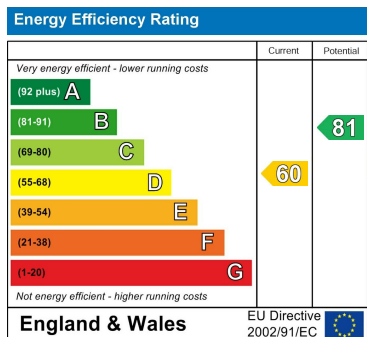
Philip
Bannister
Estate & Letting Agents

Oak Avenue, Elloughton, HU15 1LA

This detached family home sits in an enviable position towards the head of this delightful cul-de-sac. The property is beautifully presented throughout and has been loved by the current owners over a number of years. At ground floor level the property offers an entrance hall with cloakroom/wc, living room, dining room, kitchen and a full width conservatory. At first floor level there are 4 bedrooms, an en-suite shower room to the master in addition to the family bathroom. Outside there is a driveway which provides excellent parking for a number of vehicles, the attractive rear garden enjoys steps leading to a stream running parallel to the property.

Key Features

- Delightful Family Home
- 4 Bedrooms
- 2 Reception Rooms + Conservatory
- Modern Bathroom & En-Suite
- Fitted Kitchen
- Bay Fronted Living Room
- Garage Store + Utility Space
- Excellent Parking
- Attractive Rear Garden
- ER-?





ACCOMMODATION

The family accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to from the side of the property through a residential entrance door. A laminated wood floor runs throughout, a staircase leads to the first floor with a cupboard beneath and there is a cloakroom/wc off. A feature arched window is to the front elevation

CLOAKROOM/WC

Fitted with a modern two piece white suite comprising WC and wash basin mounted upon a vanity unit with a mosaic style splashback over. There is a continuation on the laminated wood floor, a heated towel rail and window to the side elevation

LIVING ROOM

10'6 + bay x 18'1 (3.20m + bay x 5.51m)
Accessed via glazed doors from the entrance hall, this generous bay fronted reception room offers ample space for a living room suite, there is a feature fireplace housing a living flame gas fire, a further window to the front elevation

DINING ROOM

10'6 x 8'7 (3.20m x 2.62m)
Offering great flexibility, this second reception space is currently utilised as a dining room. There are sliding doors which open to the conservatory

KITCHEN

10'6 x 9' (3.20m x 2.74m)
The fitted kitchen features a selection of wall and base units mounted with work surfaces beneath a

tiled splashback. A single bowl ceramic sink with mixer tap is positioned beneath a window to the rear and the integral appliances include an electric oven, 4 ring gas hob, concealed filter hood, dishwasher and fridge freezer. There is undercabinet lighting, a continuation of the laminated wood floor and a door leading to:

CONSERVATORY

9'5 x 17'11 (2.87m x 5.46m)
This fabulous conservatory extends the width of the property and enjoys panoramic views of the garden. Constructed of brick beneath uPVC with a corrugated roof, there is a tiled floor throughout and French doors opening to the rear garden. Internal access to the utility/garage

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A window is to the rear elevation and there is a loft hatch with a retractable ladder

BEDROOM 1

10' x 11'7 (3.05m x 3.53m)
The master bedroom is of generous proportions with a box bay window to the front elevation and en-suite facilities off

EN-SUITE

The modern en-suite is fitted with a three piece suite comprising WC, vanity wash basin within a fitted unit and a corner shower cubicle with a thermostatic shower. There are partially tiled walls and a window to the side elevation

BEDROOM 2

10'8 x 8'11 (3.25m x 2.72m)
A second double bedroom with fitted wardrobes and a window to the rear elevation

BEDROOM 3

7'9 x 9' (2.36m x 2.74m)
A generous third bedroom with a window to the front elevation

BEDROOM 4

10'8 x 6'5 (3.25m x 1.96m)
An excellent sized fourth bedroom with a window to the rear elevation

BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, "floating" wash basin and a double end bath with handheld shower fitting. There is partial tiling and a window to the side elevation

OUTSIDE

FRONT

To the front of the property there is a driveway providing extensive off street parking for multiple vehicles. A gravelled area is ideal for additional parking and there is a privacy hedge to the front boundary

REAR

The attractive rear garden is mainly laid to lawn with various planting beds. A paved patio adjoins the conservatory and extends beneath a wooden pergola, a further decked seating area offers excellent privacy. An archway with wooden steps lead down to a delightful stream running parallel to the property

GARAGE/UTILITY SPACE

The garage has been divided in two to provide storage space at the front which is accessed via an up and over door. The rear can be accessed via the



conservatory and has been plumbed for an automatic washing machine and additional utility space

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 . (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.

VIEWINGS

Strictly by appointment with the sole agents.

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 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

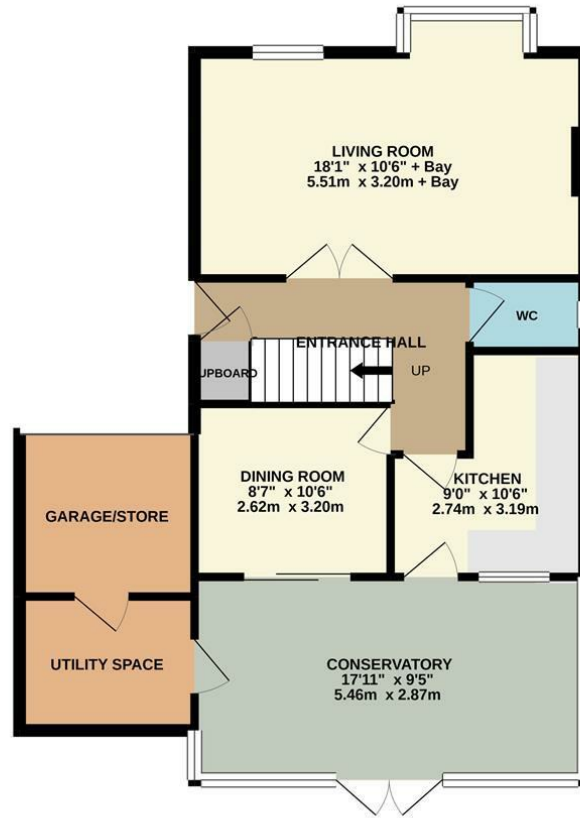
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.

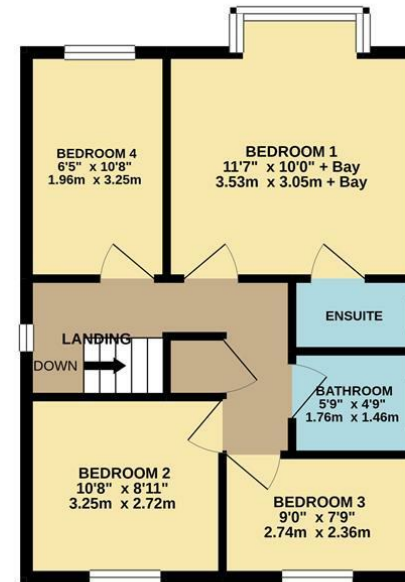
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021.

