



Ash Avenue, Elloughton, HU15 1LF
£225,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- NO CHAIN
- Detached Family Home
- 3 Bedrooms
- Private Rear Garden
- Modern Fitted Kitchen
- Corner Position Within Cul-De-Sac
- Attached Garage
- ER-D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	81
England & Wales	EU Directive 2002/91/EC	

ATTRACTIVE 3 BEDROOM DETACHED FAMILY HOME - CORNER POSITION WITHIN CUL-DE-SAC - MODERN KITCHEN AND BATHROOM

A tastefully presented 3 bedroom detached property located on a desirable cul-de-sac in Elloughton. Tucked away on a corner plot, the accommodation comprises Entrance Hall with Cloaks/WC, Living/Dining Room, modern fitted Kitchen, 3 Bedrooms and family Bathroom. Outside there is ample parking with driveway and integral garage, front garden and private rear garden.

SOLD WITH NO ONWARD CHAIN





LOCATION

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

ENTRANCE HALL

Allowing access to the property and having useful storage cupboard, staircase to the first floor and Cloaks/WC off

CLOAKS/WC

With half tiled walls, fitted two piece suite incorporating WC and hand basin and a heated towel rail

LIVING/DINING ROOM

22'6" x 10'8" max (6.86 x 3.25 max)

This dual aspect room provides ample space for both living and dining suites. A feature fireplace houses a gas fire inset in surround with hearth and mantle, a bay window to front elevation and sliding patio doors opening to rear garden and decking area

KITCHEN

12'4" x 8'6" (3.76 x 2.59)

A modern fitted kitchen featuring high gloss wall and base units mounted with wooden work surfaces and low level splashback, 1 ½ bowl stainless steel sink unit with mixer tap, integral appliances include a fridge freezer, oven, hob, and extractor hood. A door allows access to rear garden

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built in airing cupboard

BEDROOM 1

13'7" x 9'1" (4.14 x 2.77)

A master bedroom of double proportions with a window to the front elevation

BEDROOM 2

9'2" x 11'2" (2.79 x 3.40)

A second double bedroom with a window to the rear elevation

BEDROOM 3

8'2" x 8'6" (2.49 x 2.59)

An excellent sized third bedroom with a window to the front elevation

BATHROOM

5'6" x 7'5" (1.68 x 2.26)

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with glazed shower screen and a thermostatic shower over. There are fully tiled walls

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a footpath leading to the house

REAR

The rear garden offers excellent privacy and is mainly laid to lawn. There is a decking area immediately to the rear which can be accessed via the dining room

GARAGE

With up and over garage door, electrical supply

GENERAL INFORMATION ELLOUGHTON

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.

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

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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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

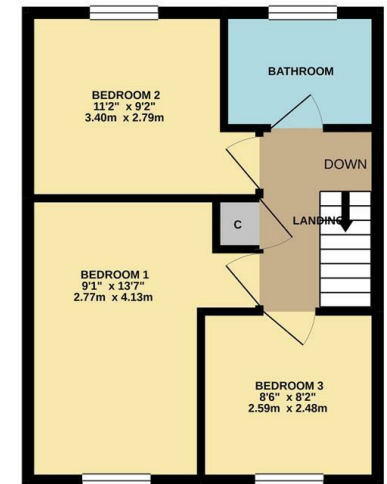




GROUND FLOOR



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.
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