



THE LOCATION

Ellerker is a conservation village situated to the west of Hull and highly regarded as one of the most sought after residential locations. There is a village green, beck, restaurant within the village and many more amenities in the nearby village of Brough which include a main line railway station. Ellerker is on the door step of the A63 dual carriageway and therefore provides access to the M62 and the regions motorway network.

THE PROPERTY

A RARELY AVAILABLE OPPORTUNITY TO ACQUIRE A UNIQUE HISTORICAL PROPERTY LOCATED IN THE PICTURESQUE VILLAGE OF ELLERKER. Dating back to c.1856, this beautifully presented three bedroom detached home is a credit to the current owners combing the perfect combination of modern living with Victorian charm. Situated on a generous sized plot, the property benefits from a gravelled driveway leading to the garden, garage, office and garden room. Internally the bungalow offers:- reception hall opening up to the kitchen/diner, living room, three bedrooms and a bathroom. We would highly recommend a viewing to appreciate this stunning property.



COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

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THE ACCOMMODATION COMPRISES

RECEPTION HALL

Stepping through the UPVC front entrance door, you get an immediate feel for the standard of accommodation on offer. Open plan to the kitchen/diner, natural light beams through the windows. With Karndeian flooring, access to part boarded loft with ladder and light, fitted cupboard housing hot water cylinder and a double radiator.

KITCHEN/DINER

With double doors opening out onto the patio area bringing the outside in, Karndeian flooring, feature beamed ceiling and UPVC double glazed rear entrance door. The kitchen is fitted with a range of wall and base units, complimentary work surfaces, ceramic 1 ½ bowl sink unit, integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Window to the side elevation overlooking the garden and tiled splash back.

LIVING ROOM 20'9" max x 12'11" max (6.33m max x 3.93m max)

Having windows to the side and front elevation, the light flows through the room. Carpet flooring, decorative coving to ceiling, electric fire in marble effect surround and a double radiator.

INNER HALLWAY

Carpet flooring, access to loft space, coving to ceiling and a radiator.

BATHROOM

Modern bathroom with fully tiled walls and floor, window to the side elevation, ceiling spot lights, chrome heated towel rail and extractor fan. Three piece white suite comprising:- L shaped bath with shower attachment and additional overhead mains fed shower, low level WC and wash hand basin set in vanity unit.

MASTER BEDROOM 12'1" x 10'10" (3.69m x 3.30m)

Window to the front elevation, carpet flooring, coving to ceiling, radiator and fitted wardrobes to one wall with mirrored sliding doors.

BEDROOM TWO 10'0" x 9'4" (3.05m x 2.85m)

Window to the side elevation, carpet flooring, coving to ceiling, access to loft space and a radiator.



BEDROOM THREE 12'10" x 6'11" (3.91m x 2.10m)

Window to the front elevation, carpet flooring, coving to ceiling and a radiator.

OUTSIDE

Gravelled driveway to the side providing ample off street parking for several vehicles leading to :-

GARAGE

Up and over door, power and lighting.

OFFICE

An ideal space if you are looking to work from home, the office has a window to the side elevation overlooking the garden, carpet tiled flooring, ceiling spotlights and six double power sockets.

GARDEN ROOM

A lovely addition to the property, the garden room is located at the opposite side to the bungalow, overlooking the garden and property. With French doors, windows to two sides and power points.

SIDE GARDEN

Lawned garden with flower borders, patio pathway to raised patio seating area. Pathway leading to garden shed and outside store.

REAR GARDEN

Gravelled area to the rear deigned for easy maintenance. Boiler outhouse.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property. Oil central heating.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm

Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting



any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





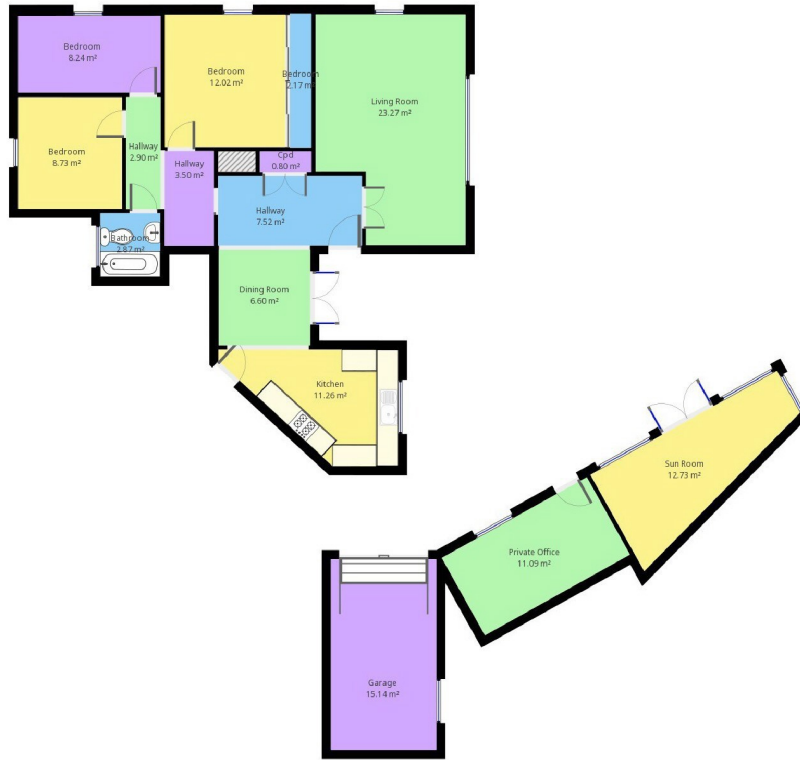
South
Lodge

Floor Plan

This plan is for illustrative purposes only

Ground Floor

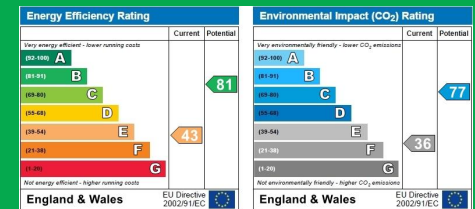
Total area: 90m²



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