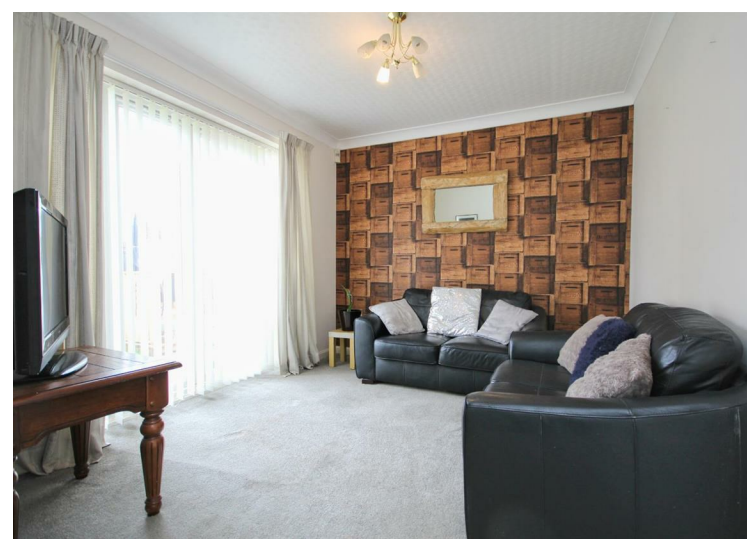
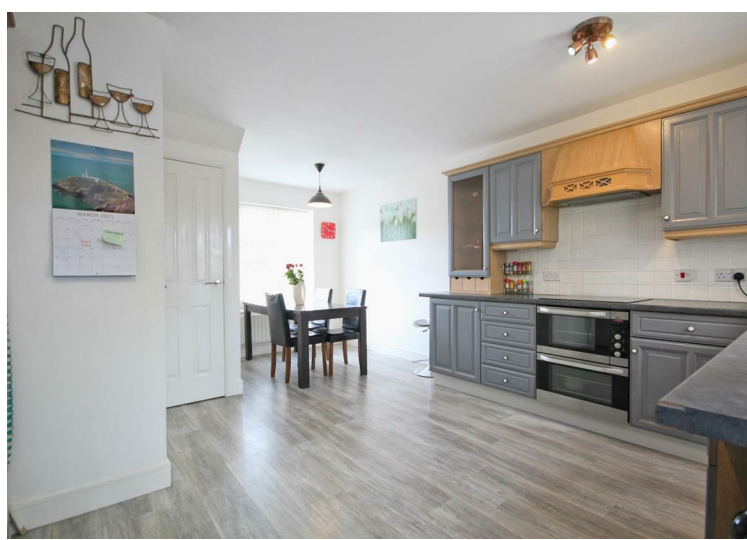




QUICK & CLARKE
The Property Specialists

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26 Lowerdale, Elloughton HU15 1SD
Offers Over £370,000

- Attractive family house
- Sought after location
- Generous corner plot
- Superb school catchment
- Four bedrooms
- Two bathrooms
- Parking and garage
- EPC: D

THE PROPERTY

Situated in an enviable position on a generous sized corner plot, this attractive family house will not disappoint. Offering flexibility of living space and with four bedrooms, two bathrooms and two reception rooms, the property is well presented throughout. In the catchment area for the highly regarded Elloughton Primary School and South Hunsley Secondary School, along with the major road network. Viewing is highly recommended.

LOCATION

The property is located on a corner plot close to Lowerdale's junction with Littondale. Originally built by Wimpy Homes, this established development has been one of the most sought after destinations for a number of years, being attractively laid out and in a convenient location for both the M62 and in the catchment for both Elloughton Primary School and South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with glass panel, inset matwell, attractive laminate flooring and stairs to the first floor accommodation with window over.

LIVING ROOM

15'10" x 11'1" (4.83m x 3.38m)

A well-proportioned room with an ornate fireplace with marble hearth and back housing electric fire. Bay window to front elevation.

DINING / SITTING ROOM

11'1" x 9'4" (3.38m x 2.84m)

Patio doors open onto the garden.

BREAKFAST KITCHEN

17'9" x 13'3" max (5.41m x 4.04m max)

A generous range of wall and base storage units with laminate worksurfaces and ceramic tiled splashbacks. Stainless steel 1 1/2 bowl sink and drainer, four ring electric hob with extractor over, integrated double oven, space and plumbing for washing machine, dishwasher and fridge freezer. The dual aspect of the room creates a light and airy feel and there is space for a table. Composite door opens onto the rear garden, there is a large storage cupboard and a continuation of the laminate flooring.

DOWNSTAIRS CLOAKROOM

4'4" x 3'9" (1.32m x 1.14m)

Two piece sanitary suite comprising low level WC and pedestal hand wash basin, chrome heated towel rail, laminate flooring, window to rear elevation and partially tiled walls.

FIRST FLOOR

LANDING

Two storage cupboards and window to the front elevation.

MASTER BEDROOM

11'5" x 9'2" (3.48m x 2.79m)

A well-proportioned room with feature high ceilings and a range of fitted wardrobes with sliding mirrored fronts, window to front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising shower cubicle, vanity unit with semi-recessed hand wash basin and back to the unit WC, partially tiled walls and window to side elevation.

BEDROOM 2

11'2" x 9'9" (3.40m x 2.97m)

Window to rear elevation.

BEDROOM 3

10'8" x 7'9" (3.25m x 2.36m)

Window to rear elevation.

BEDROOM 4

9'9" x 6'11" (2.97m x 2.11m)

Window to front elevation.

BATHROOM

6'6" x 6'11" (1.98m x 2.11m)

Three piece sanitary suite comprising modern P-shaped bath with shower over, low level WC and pedestal hand wash basin, attractive modern wall-board above the bath with a tiled splashback over the basin. Wall-mounted mirror fronted cabinet with LED lighting, window to rear elevation.

OUTSIDE

The property is set back from the road with a tarmac drive leading to the garage and providing ample parking for two cars. The garden to the front has been laid under decorative gravel for ease of maintenance and a slate paved pathway leads down the side of the property with a flower border and wrought iron fencing. A timber gate provides access to the rear garden.

The rear garden is generously sized for a property of this type and has a central lawn. To one side is a raised decked seating area, and to the other side is a vegetable plot and a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.