



Carisbrooke Avenue, Elloughton, HU15 1JP
Prices From £585,000



Platinum Collection

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BRAND NEW DETACHED HOME ON AN EXCLUSIVE CUL-DE-SAC CLOSE TO THE CENTRE OF THE VILLAGE - Set within a landscaped cul-de-sac, creating a spacious and beautiful living environment. Designed for contemporary family living, this eco-friendly home is finished with high end specifications throughout and well-appointed to maximise space and light.



Hannister
For Sale
01234 567890

Carisbrooke Avenue, Elloughton, HU15 1JP

Key Features

- BRAND NEW HOME
- Individually Designed Detached Home
- Flexible 4 Bedroom Accommodation
- 2 En-Suites
- Select Cul-De-Sac Development
- Corner Position
- Driveway & Detached Garage



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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

INTRODUCTION

Dale End is an exclusive development of FOUR individually designed detached homes, set within a landscaped cul-de-sac, creating a spacious and beautiful living environment. Designed for contemporary family living, each of the homes will feature eco-friendly aspects with high end specifications throughout and well-appointed to maximise space and light.

Built by local Builders Greenwood & Ford, who have a reputation for developing some of the regions most illustrious homes. Perfectly located within the heart of Elloughton itself, residents will enjoy easy access to its wealth of local shopping facilities, cafes, public houses, golf course and quick access to the countryside including Wolds Way.

LOCATION

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. 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.

ACCOMMODATION

APPROXIMATELY 2050 SQUARE FEET OF ACCOMMODATION (All measurements are approximate and may vary)

GROUND FLOOR

ENTRANCE HALL

With Cloakroom/WC off

CLOAKROOM/WC

LIVING ROOM

26'2" x 17'4" (7.98 x 5.28)

BEDROOM 4/RECEPTION ROOM

16'2" x 12'0" (4.93 x 3.66)

KITCHEN

15'7'0" x 14'0"

UTILITY ROOM

5'5" x 8'1" (1.65 x 2.46)

FIRST FLOOR

MASTER BEDROOM

16'3" max x 16'4" (4.95 max x 4.98)

EN-SUITE SHOWER ROOM

9'1" x 6'9" (2.77 x 2.06)

BEDROOM 2

15'5" x 12'5" (4.70 x 3.78)

BEDROOM 3

11'5" x 10'1" (3.48 x 3.07)

EN-SUITE SHOWER ROOM

8'1" x 6'1" (2.46 x 1.85)

BATHROOM

9'1" x 10'1" (2.77 x 3.07)

OUTSIDE

GARAGE

19'3" x 9'6" (5.87 x 2.90)

VIEWING

Strictly by appointment with the sole agents

PART EXCHANGE

The developer of the site will consider the part-exchange of a lower value property. For further details contact the agent

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 Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. 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 Licenced 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.

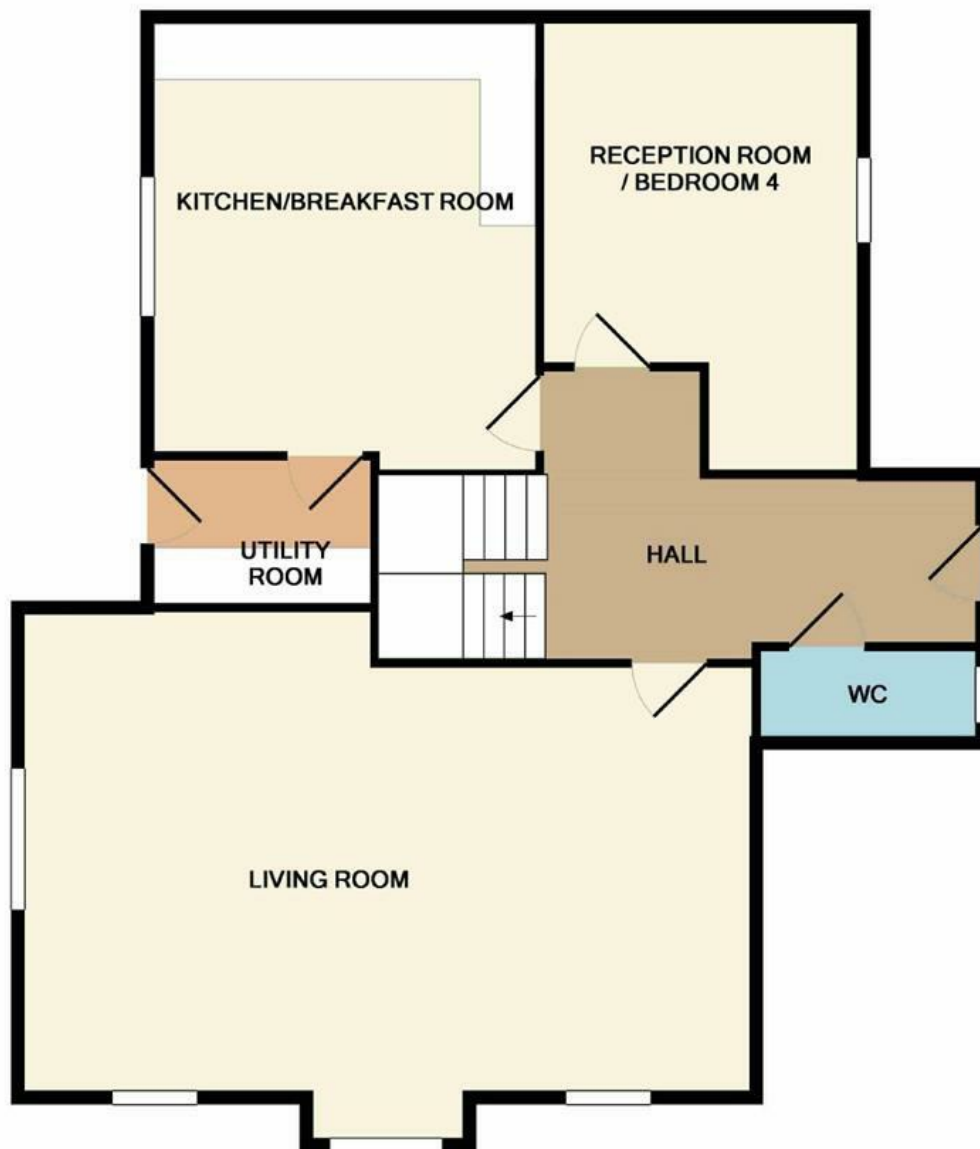
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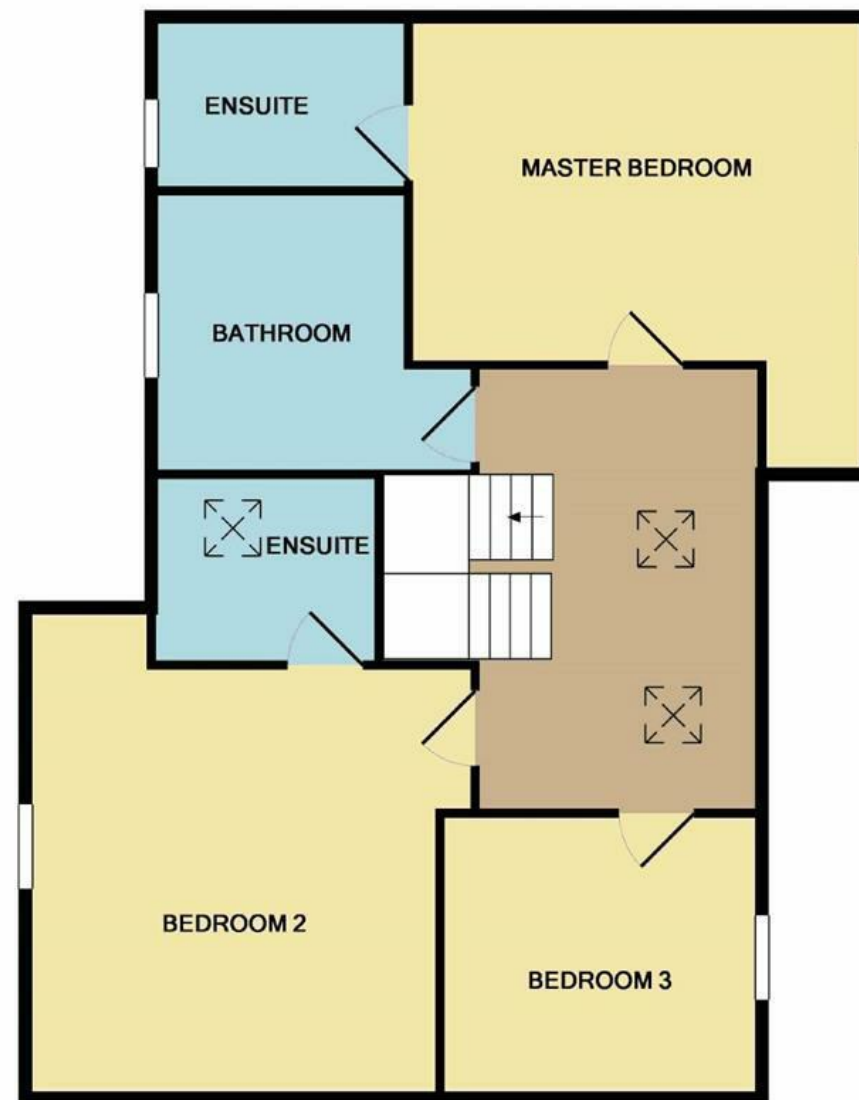


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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 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
APPROX. FLOOR
AREA 1054 SQ.FT.
(97.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 968 SQ.FT.
(89.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2022 SQ.FT. (187.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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