



Carisbrooke Avenue, Elloughton, HU15 1JP

Prices From £595,000



Platinum Collection

Carisbrooke Avenue, Elloughton, HU15 1JP

BRAND NEW HOME IN A SELECT CUL-DE-SAC CLOSE TO THE CENTRE OF THE VILLAGE - A 4 Bedroom detached residence totaling approximately 2300 sq ft of accommodation. We welcome viewings of this BRAND NEW property.



Carisbrooke Avenue, Elloughton, HU15 1JP

Key Features

- BRAND NEW HOME
- Individually Designed Detached Home
- Totalling Approximately 2300 sq ft
- 4 Bedrooms/3 En-Suites
- Select Cul-De-Sac Development
- 2 Reception Rooms
- Separate Utility Room
- Driveway & 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	
1	1
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81 plus) A	
(61-80) B	
(41-60) C	
(21-40) D	
(1-20) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
1	1
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

(All measurements are approximate and may vary)

Arranged over two floors, comprising:

ENTRANCE HALL

CLOAKROOM/WC

LIVING ROOM

22'10" max x 14'6" (6.96 max x 4.42)

STUDY

14'6" x 11'4" (4.42 x 3.45)

KITCHEN/DAY ROOM

18'4" x 14'6" (5.59 x 4.42)

UTILITY ROOM

10'10" x 6'7" (3.30 x 2.01)

FIRST FLOOR

MASTER BEDROOM SUITE

15'6" x 14'6" (4.72 x 4.42)

BEDROOM 2

14'2" x 14'6" (4.32 x 4.42)
With En-Suite Shower Room

BEDROOM 3

14'6" x 11'4" max (4.42 x 3.45 max)
With En-Suite Shower Room

BEDROOM 4

11'2" x 10'1" (3.40 x 3.07)

BATHROOM

10'0" x 6'10" (3.05 x 2.08)

OUTSIDE

GARAGE

17'9" x 10'5" (5.41 x 3.18)

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 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 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.

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.

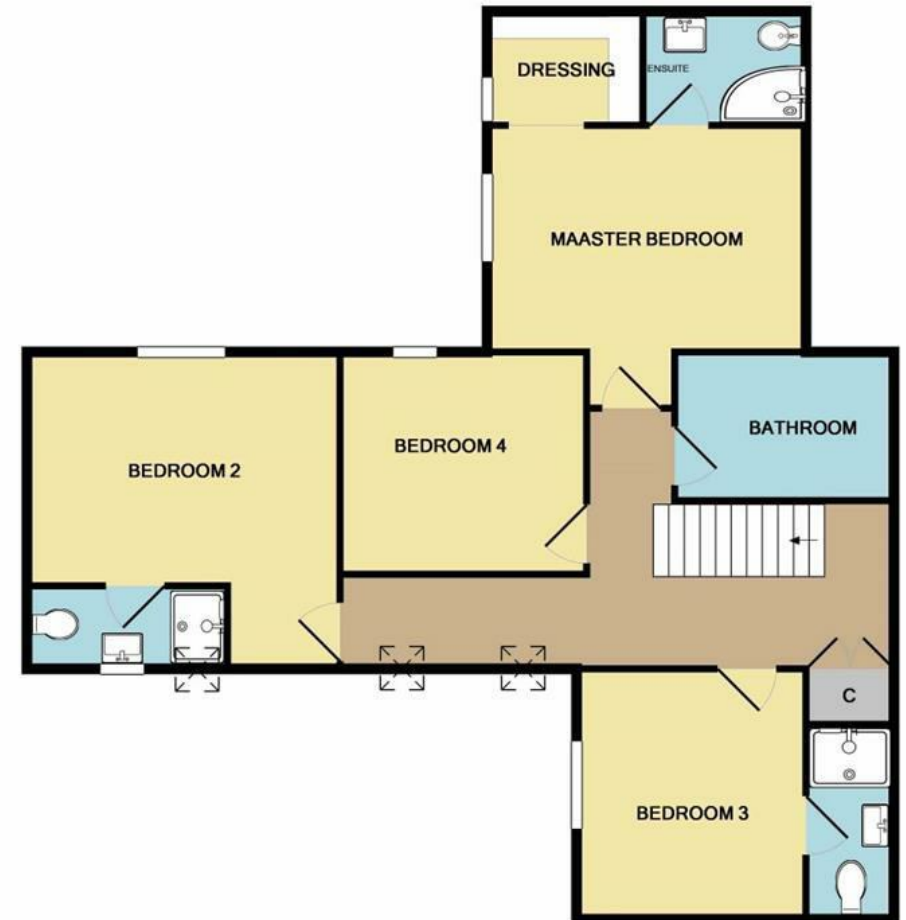
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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



Bannister
For Sale
01234 567890



GROUND FLOOR
APPROX. FLOOR
AREA 1218 SQ.FT.
(113.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2175 SQ.FT. (202.0 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.

Made with Metropix ©2017



Platinum Collection