



Lowerdale, Elloughton, HU15 1SD
Offers Over £320,000



Platinum Collection

Lowerdale, Elloughton, HU15 1SD

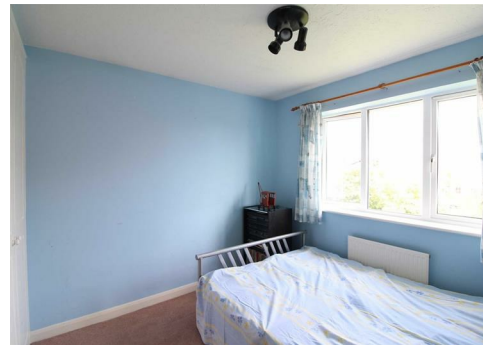
GENEROUS FAMILY HOME - with 4 double Bedrooms, 3 Reception Rooms, 2 Bath/Shower rooms situated on the popular Lowerdale Development



Lowerdale, Elloughton, HU15 1SD

Key Features

- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- En-Suite To Master Bedroom
- Driveway & Double 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	
	70
	82

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	
	65
	78

EU Directive 2002/91/EC

INTRODUCTION

This excellent family home is located on a corner plot within the popular Lowerdale development. Offering 4 double Bedrooms, the property offers an outstanding opportunity for a family to add their own stamp to this generous home. The internal accommodation comprises Entrance Hall, Cloakroom/WC, Living Room, Dining Room, Study/Playroom, Kitchen, and Utility Room. At first floor level there are 4 fitted double Bedrooms, En-Suite facilities to the master in addition to the house Bathroom. Outside there are gardens to the front and rear, a driveway and double Garage

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.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the accommodation, having a staircase to the first floor and Cloakroom/WC off

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin

STUDY

8'9" x 13'6" (2.67 x 4.11)
With window the front and side elevation

LIVING ROOM

17'4" x 12'2" (5.28 x 3.71)
With a bay window to the front elevation, feature fireplace housing a living flame gas fire. Double doors open to:

DINING ROOM

11'2" x 9'0" (3.40 x 2.74)
With French doors opening to the rear garden

KITCHEN

11'2" x 10'9" (3.40 x 3.28)
Fitted with a range of wall and base units mounted with worksurfaces and splashbacks. Integrated oven and grill, space and plumbing for dishwasher and a sink unit. Space for breakfast table and a window to the rear elevation

UTILITY ROOM

7'11" x 5'1" (2.41 x 1.55)
With plumbing for washing machine, fitted units and door to the rear garden

FIRST FLOOR

BATHROOM

Fitted with a four piece suite comprising WC, pedestal wash basin, bath and shower cubicle. There is partial tiling and a window to the rear elevation

BEDROOM 1

12'9" x 11'6" (3.89 x 3.51)
Master bedroom fitted with wardrobes and a window to the front elevation. En-Suite facilities off

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and shower cubicle

BEDROOM 2

8'9" x 13'6" (2.67 x 4.11)
A second double bedroom with fitted wardrobes

BEDROOM 3

11'5" x 8'7" (3.48 x 2.62)
A double bedroom with fitted wardrobes

BEDROOM 4

10'6" x 8'8" (3.20 x 2.64)
A fourth fitted bedroom with wardrobes

OUTSIDE

Located on a corner plot with hedging to the front perimeter, there is a large driveway leading to a double garage. At the rear of the property there is an enclosed garden mainly laid to lawn with a patio adjoining the property

DOUBLE GARAGE

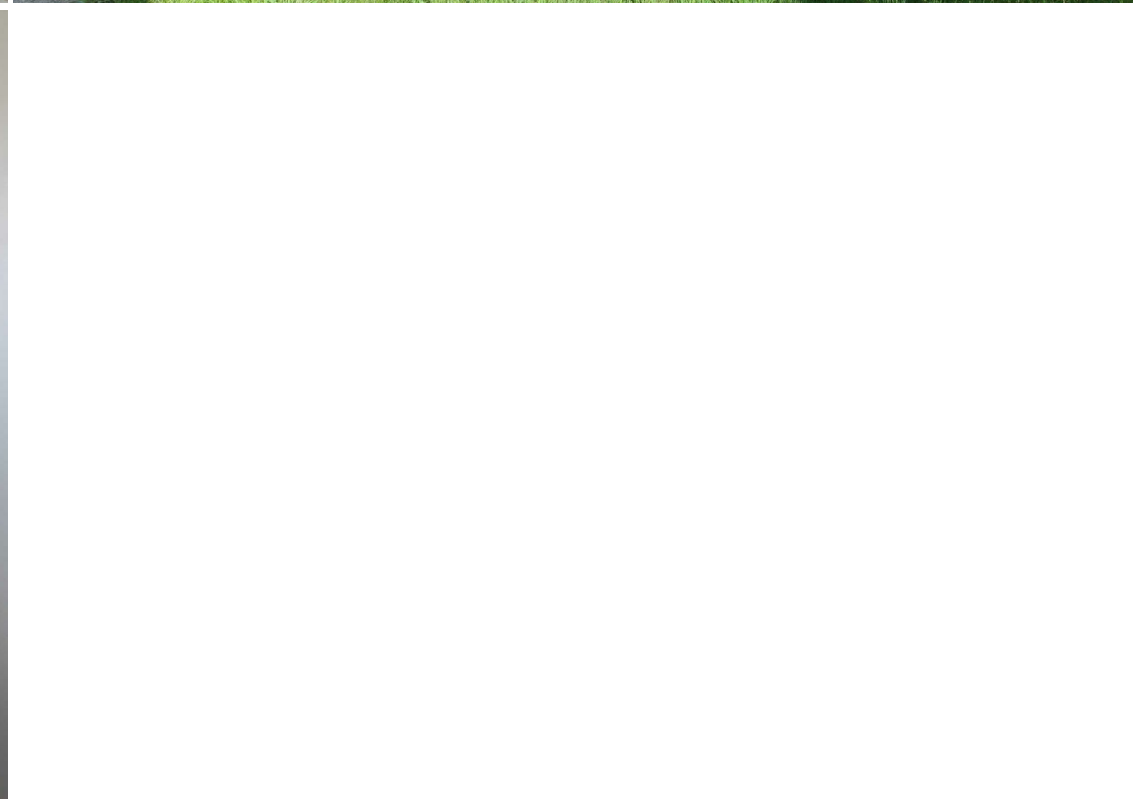
A brick built double garage with an up and over door to the front, personnel door to the garden, light and power

GENERAL INFORMATION

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



PVCu double glazed frames

COUNCIL TAX - We believe the property lies within Band E (East Riding Of Yorkshire Council). 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.

AGENTS NOTE - The agents 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.

VIEWING

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 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.

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 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



GROUND FLOOR



1ST FLOOR

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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