



Stockbridge Road, Elloughton, HU15 1HW

£500,000


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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Individual detached residence - 4 double bedrooms - en-suite to master - all immaculately presented - double garage - excellent parking facilities - south facing rear garden

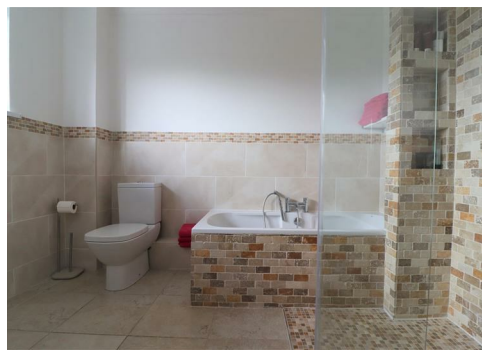
This impressive detached residence offers outstanding 4 bedroom family accommodation with great room sizes and excellent versatility. The property is tastefully appointed throughout and sits in a convenient location with a delightful south facing garden which enjoys plenty of privacy. A welcoming hallway provides access with a cloakroom/wc off, there are 2 spacious reception rooms and a living kitchen has a utility room off. There are 4 first floor double bedrooms with the master benefitting from en-suite facilities in addition to the family bathroom. Excellent parking is available to the front which leads to a double garage. The southerly facing rear garden is a particular feature with a terraced lawn, established shrubs and hedged boundaries provide outstanding privacy.



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Key Features

- Spacious Detached Residence
- 4 Generous Double Bedrooms
- Stunning En-Suite Wet Room
- 2 Large Reception Rooms
- Contemporary Living Kitchen
- Immaculately Presented
- South Facing Rear Garden
- Extensive Driveway Parking
- Double Garage
- No Onward Chain



Energy Efficiency Rating	
Current	Potential
	79
68	

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
	72
59	

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

ACCOMMODATION

The spacious family accommodation is arranged over two floors and extends to approximately 2400 square feet

GROUND FLOOR

ENTRANCE HALL

A small number of steps lead to the property and a residential entrance door allows access to the hallway. With internal access to the accommodation at ground floor level, there is a stone tiled floor which runs throughout. A turning staircase leads to the first floor accommodation and there is a large storage cupboard beneath. A cloakroom is located off the hallway and there is an attractive porthole window to the front elevation

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and wash basin. There is a continuation of the stone tile flooring and a window to the front elevation

LIVING KITCHEN

22'3 x 12'4 (6.78m x 3.76m)

A perfect hub for this substantial property is the fitted living kitchen. There are a comprehensive range of wall and base units mounted with a wooden work surface beneath a glazed splashback, an inset sink unit includes a mixer tap and an instant boiling water tap, integral appliances include a split double oven/grill, 5 ring gas hob beneath an extractor hood with a stainless steel splashback, microwave and dishwasher. A tiled floor runs throughout the kitchen and through to a dining/living area which enjoys French doors opening to the garden. An exposed brick wall is a feature of the kitchen and there is a window to the side elevation

UTILITY ROOM

7'10 x 15'5 (2.39m x 4.70m)

A large utility space features a continuation of the kitchen units, with a stainless steel sink unit mounted within a work surface, there is space and plumbing for an automatic washing machine and dryer. The tiled floor continues throughout and there is a door leading to the side of the property

LIVING ROOM

18'8 x 15'5 (5.69m x 4.70m)

A reception room of excellent proportions centered around a feature fireplace which houses a recessed log burning stove mounted above a marble hearth. There are sliding patio doors opening to the garden

DINING ROOM

14'9 x 11'11 (4.50m x 3.63m)

With ample space for a large dining suite, this second reception room offers a multitude of uses. A pair of French doors open to the rear garden

FIRST FLOOR

LANDING

The generous landing allows access to the accommodation at first floor level with an arched window offering a particular feature. There is a built-in airing cupboard

BEDROOM 1

19'3 x 15'11 (5.87m x 4.85m)

The impressive master bedroom suite is of double proportions with a range of fitted furniture including wardrobes and matching bedside tables. There is a window to the rear elevation and en-suite facilities off

EN-SUITE WET ROOM

7'6 x 9'4 (2.29m x 2.84m)

Located off the master bedroom is this exceptional shower room which is fully tiled throughout. The fitted suite includes a WC, 'floating' wash basin and a thermostatic shower with rainwater head. A window is to the side elevation

BEDROOM 2

14'8 x 11'11 (4.47m x 3.63m)

A second double bedroom with a range of fitted wardrobes and a window to the rear elevation

BEDROOM 3

16'4 x 11'11 (4.98m x 3.63m)

A third spacious double bedroom with fitted wardrobes and a window to the rear elevation

BEDROOM 4

11' x 17'11 (3.35m x 5.46m)

A fourth fitted double bedroom with a range of wardrobes and a window to the front elevation

BATHROOM

9'10 x 7'11 (3.00m x 2.41m)

A contemporary bathroom fitted with a four piece suite comprising WC, wash basin, double ended bath and a large walk-in shower with a glazed screen, tiling and a thermostatic shower. There is a tiled floor including a mosaic style tile to the shower, half tiled walls and a window to the front elevation

OUTSIDE

FRONT

To the front of the property there is a substantial block paved driveway which provide extensive off street parking and leads to a double garage. There is a planting bed with various shrubs and privet hedging to the front boundary



REAR

The rear of the property enjoys a southerly aspect and offers excellent privacy. A paved patio spans the width of the property with steps leading to a terraced lawn garden with a number of raised sleeper planting beds, herbaceous borders and established shrubs and trees

DOUBLE GARAGE

The double garage features an up and over door, light and power supply

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 PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). 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.

VIEWINGS

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 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 Licensed 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.

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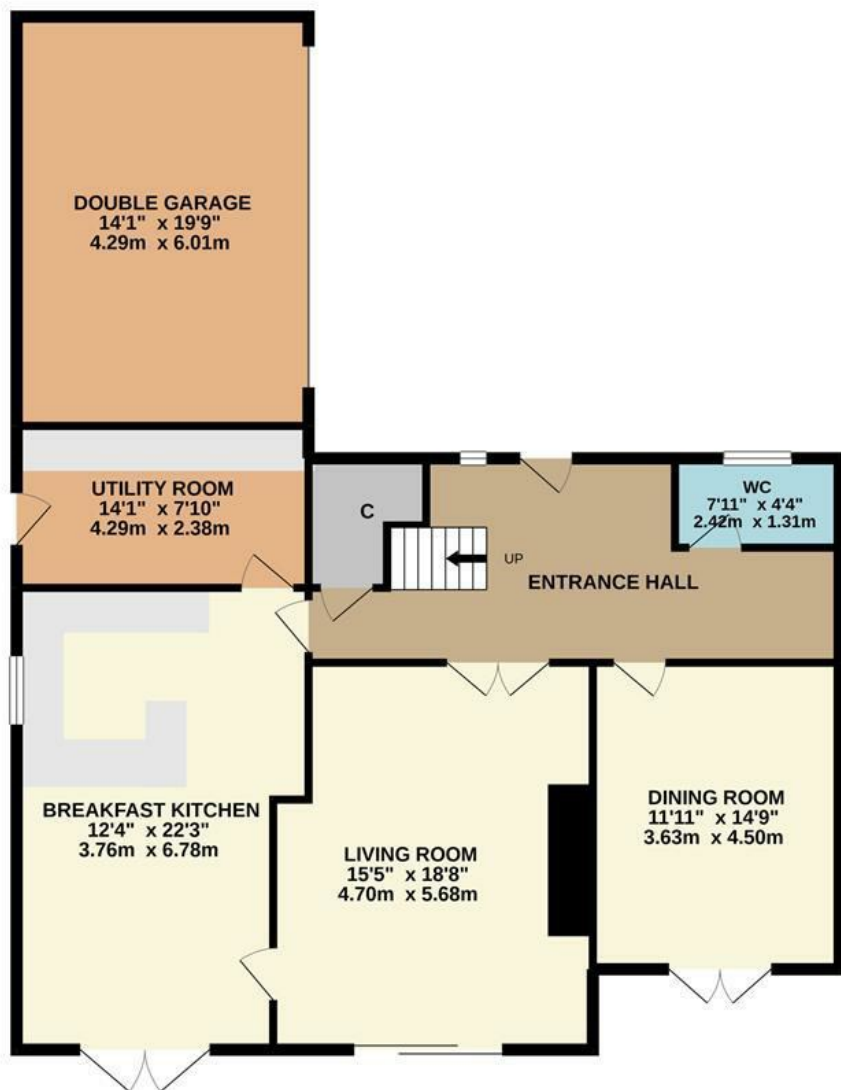
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100







GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.2 sq.m.) approx.

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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