



Hardwick Close, Elloughton, HU15 1UD
£180,000


**Philip
Bannister**
Estate & Letting Agents

Hardwick Close, Elloughton, HU15 1UD

Key Features

- Modern Semi-Detached Home
- Immaculately Presented Throughout
- 3 Bedrooms
- Fitted Dining Kitchen
- Contemporary Bathroom
- West Facing Rear Garden
- Driveway Parking
- Popular Modern Development
- NHBC Warranty
- ER-B

MODERN SEMI-DETACHED HOME - 3 BEDROOMS - FULL WIDTH DINING KITCHEN - WEST FACING REAR GARDEN - 2 OFF STREET PARKING SPACES

This beautifully presented 3 Bedroom home is positioned on a popular development within the sought after village of Elloughton. The property makes an ideal home for a number of buyers with a delightful full width dining kitchen being one of its features. The remaining accommodation is extremely well kept and comprises Entrance Hall with Cloakroom/WC, Living Room, fitted Dining Kitchen, 3 Bedrooms and Bathroom. Outside there is a west facing garden to the rear which has been designed for low maintenance and allocated parking for 2 cars to the front.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>83</p> <p>96</p>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
EU Directive 2002/91/EC	
England & Wales	





ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, having a staircase to the first floor and cloakroom/WC off

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC with concealed cistern and pedestal wash basin with mixer tap. There is a tiled splashback and a window to the front elevation

LIVING ROOM

13'6 x 11'7 (4.11m x 3.53m)

A spacious reception room for a living room suite. There is a window to the front elevation and access to an understair cupboard

DINING KITCHEN

8'7 x 14'9 (2.62m x 4.50m)

The dining kitchen extends the width of the property and features a comprehensive range of fitted units mounted with contrasting worksurfaces and matching upstands. There is a 1 1/2 bowl stainless steel sink unit beneath a window to the rear elevation, integral Zanussi appliances include an oven, 4 ring gas hob and an extractor hood. There is space and plumbing for an automatic washing machine, ample room for a dining table and French doors open to the garden

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level

BEDROOM 1

11'11 x 8' (3.63m x 2.44m)

A master bedroom of double proportions with a window to the front elevation

BEDROOM 2

10'6 x 7'8 (3.20m x 2.34m)

A second double bedroom with a window to the rear elevation

BEDROOM 3

7'1 x 6'9 (2.16m x 2.06m)

An excellent single bedroom with a window to the rear elevation

BATHROOM

6'5" x 5'6 (1.96m x 1.68m)

A contemporary bathroom fitted with a three piece white suite comprising WC, "floating" wash basin and panelled bath with with a glazed screen and thermostatic shower over. There are majority tiled walls, chrome heated towel rail and a window to the front elevation

OUTSIDE

FRONT PARKING

To the front of the property there is a block paved driveway providing off street parking for two vehicles

REAR

A west facing rear garden has been designed for easy maintenance with a patio adjoining the property which in turn leads to an artificial and a gravelled area beyond

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 C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

ESTATE CHARGE - There is an annual estate charge payable to the management company. Details should be verified by your legal representatives

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.

AGENT NOTES.

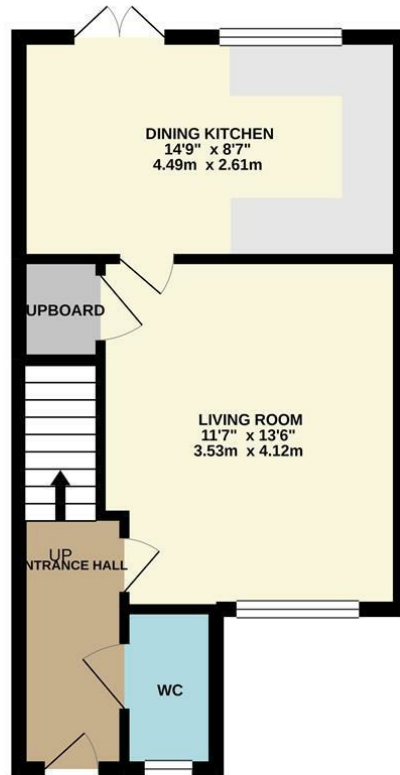
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sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

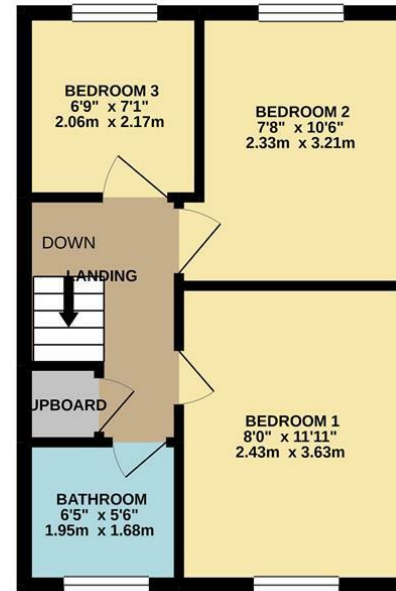
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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