



Elloughton Dale, Elloughton, HU15 1QB  
£550,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Elloughton Dale, Elloughton, HU15 1QB

## Key Features

- Idyllic Location
- Impressive Detached Residence
- Versatile 5 Bedroom Accommodation
- Stunning Views Of Elloughton Dale
- Beautifully Tended Gardens Of 1/4 Acre
- Family Bathroom With Free Standing Bath
- 2 Further Shower Rooms
- Modern Kitchen Diner + Conservatory
- Horseshoe Driveway & Garage
- ER-C

This delightful detached residence stands in an idyllic location at the foot of Elloughton Dale. Beautifully appointed, the attractive accommodation and grounds have been meticulously maintained to create a home of great appeal. The property occupies a good sized plot which is approaching 0.25 acres and enjoys spectacular countryside views. An extremely versatile arrangement of accommodation includes 5 bedrooms over two floors, 3 bath/shower rooms, a dual aspect lounge/diner, kitchen diner and a conservatory. A gated horseshoe driveway leads to a single garage. The beautifully tended mature grounds are a real feature of the property. Mainly laid to lawn with established planting beds and an ornamental stream running to an attractive garden pond. A decked terrace sits to the rear of the garage. In all, a truly unique home of which early viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









## LOCATION

The property stands in an idyllic location at the foot of Elloughton Dale, providing immediate access to the glorious surrounding East Yorkshire countryside yet the village centre lies a short distance away where a number of amenities are to be found.

What3words location:

<https://w3w.co/crunches.squashes.formation>

## ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a uPVC door, the welcoming entrance hall features a staircase to the first floor, a built-in cupboard and a herringbone wood floor throughout.

#### LOUNGE/DINER

23'7 max x 12'3 max (7.19m max x 3.73m max)  
A delightful dual aspect reception room with ample space for both living and dining suites. A bay window sits to the front elevation and French doors open to the garden, with fabulous views up Elloughton Dale. A feature fireplace houses a living flame gas fire and there is a laminated wood floor which runs throughout.

#### DINING KITCHEN

11'4 x 9'4 & 9'8 x 12'1 (3.45m x 2.84m & 2.95m x 3.68m)  
The dining area opens from the entrance hall with a continuation of the herringbone wood floor. There is ample room for a dining suite and is open plan to:

The kitchen is fitted with a comprehensive selection of modern wall and base units which are mounted with complementary work surfaces and matching splashbacks. A stainless steel sink unit is positioned to enjoy views of the garden through a set of French doors and a host of integral appliances include a mid-height double oven, microwave, gas hob, fridge freezer, dishwasher and a washing machine. A laminated floor runs throughout.

#### CONSERVATORY

12'9 x 12'7 (3.89m x 3.84m)  
Extending to the rear of the property is this glass and uPVC conservatory sat above a brick base. Enjoying panoramic views of the garden and Elloughton Dale beyond it is a lovely space to relax. A set of French doors open to the garden.

#### BEDROOM 1

11'10 + bay x 12' (3.61m + bay x 3.66m)  
A front facing ground floor bedroom with a bay window to the elevation. There are en-suite facilities off.

#### EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin a shower enclosure. There are mosaic-style tiled walls, ladder-style heated towel rail, exposed timber flooring and a window to the front elevation.

#### BEDROOM 2

7'11 x 13' (2.41m x 3.96m)  
A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

15'4 x 6'6 (4.67m x 1.98m)  
A generous third bedroom which offers excellent versatility, with a window to the front elevation.

## BATHROOM

The luxuriously appointed family bathroom is fitted with an impressive three piece suite comprising WC, pedestal wash basin and a free standing ball and claw bath with central fill. There are tiled walls, a tiled floor, heated towel rail and a window to the rear.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. A dormer style window is to the front elevation.

#### BEDROOM 4

15'2 max x 17'4 max (4.62m max x 5.28m max)  
The large fourth bedroom features a part beamed ceiling, a dormer-style window to the front elevation and a window to the rear which enjoys stunning views of Elloughton Dale.

#### BEDROOM 5

12'2 x 9'2 (3.71m x 2.79m)  
The fifth bedroom also offers versatility with many uses. There is a part beamed ceiling with Velux skylight and a laminated wood floor.

#### SHOWER ROOM

A contemporary shower room is fitted with a three piece suite comprising a WC, pedestal wash basin and a shower enclosure with a thermostatic shower and waterproof splashboards. There is a window to the rear elevation.

## THE GROUNDS

The grounds are approaching 0.25 acres and adjoin open countryside at the rear. The property is approached via a gated horseshoe driveway which leads to a single garage. The beautifully tended







mature grounds are a real feature of the property and are mainly laid to lawn with established planting beds complemented by patio areas and a decked terrace. An ornamental stream runs through the garden to an attractive pond.

## 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 D. (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.

## TENURE

We understand that the property is Freehold

## 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.

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 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









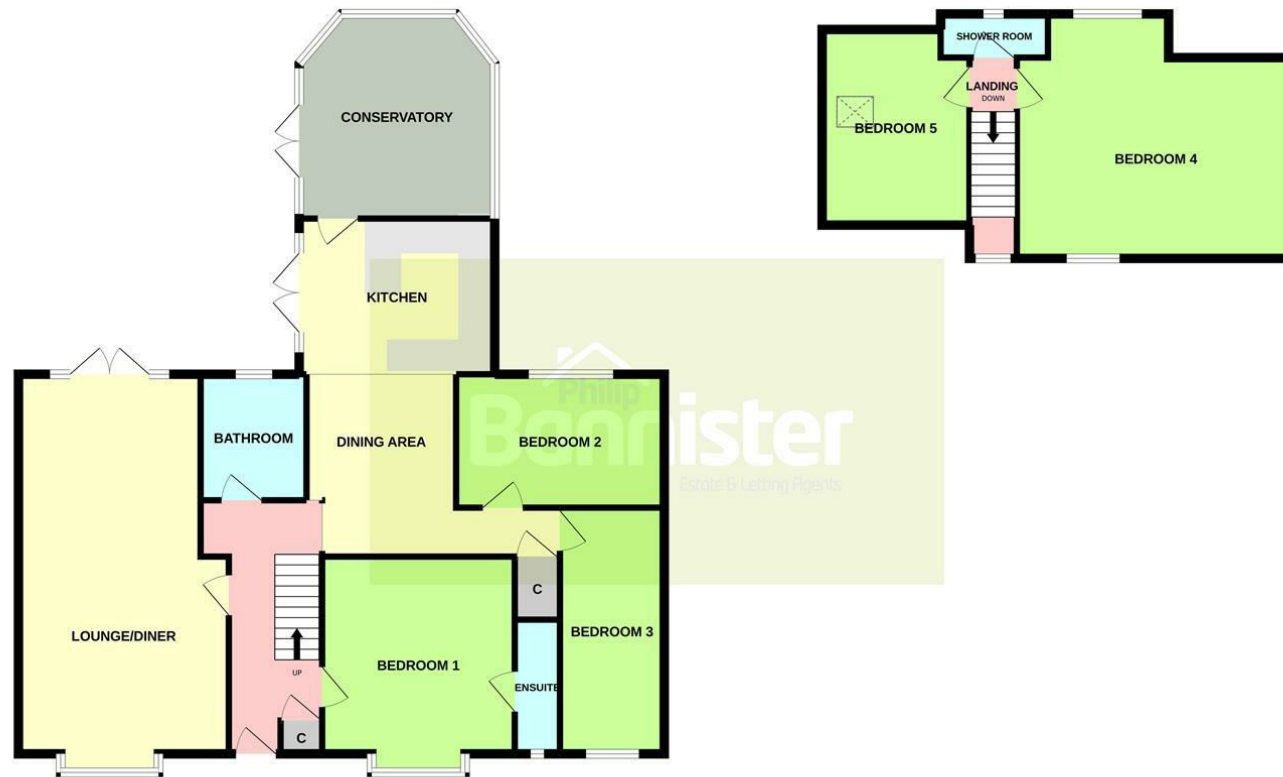






GROUND FLOOR  
1229 sq.ft. (114.2 sq.m.) approx.

1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.5 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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