



Ash Avenue, Elloughton, HU15 1LF  
£265,000

  
**Philip  
Bannister**  
Estate & Letting Agents



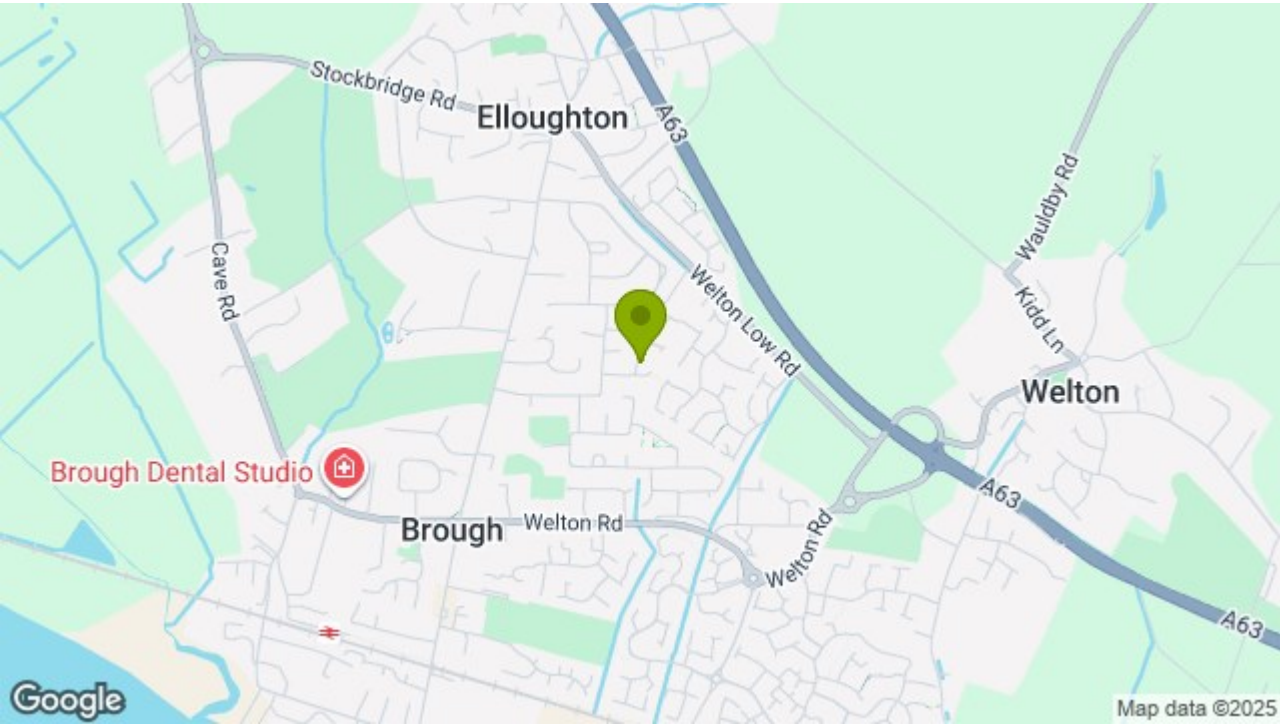
# Ash Avenue, Elloughton, HU15 1LF

## Key Features

- Detached 3 Bedroom Home
- Spacious Lounge Diner
- Modern Bathroom
- 3 Fitted Bedroom
- Recently Installed Windows, Doors & Boiler
- Attractive Rear Garden
- Side Driveway & Garage
- Cul-De-Sac Location
- EPC = TBC
- Council Tax = C

| 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>                            |         |           |
| (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                     |         |           |

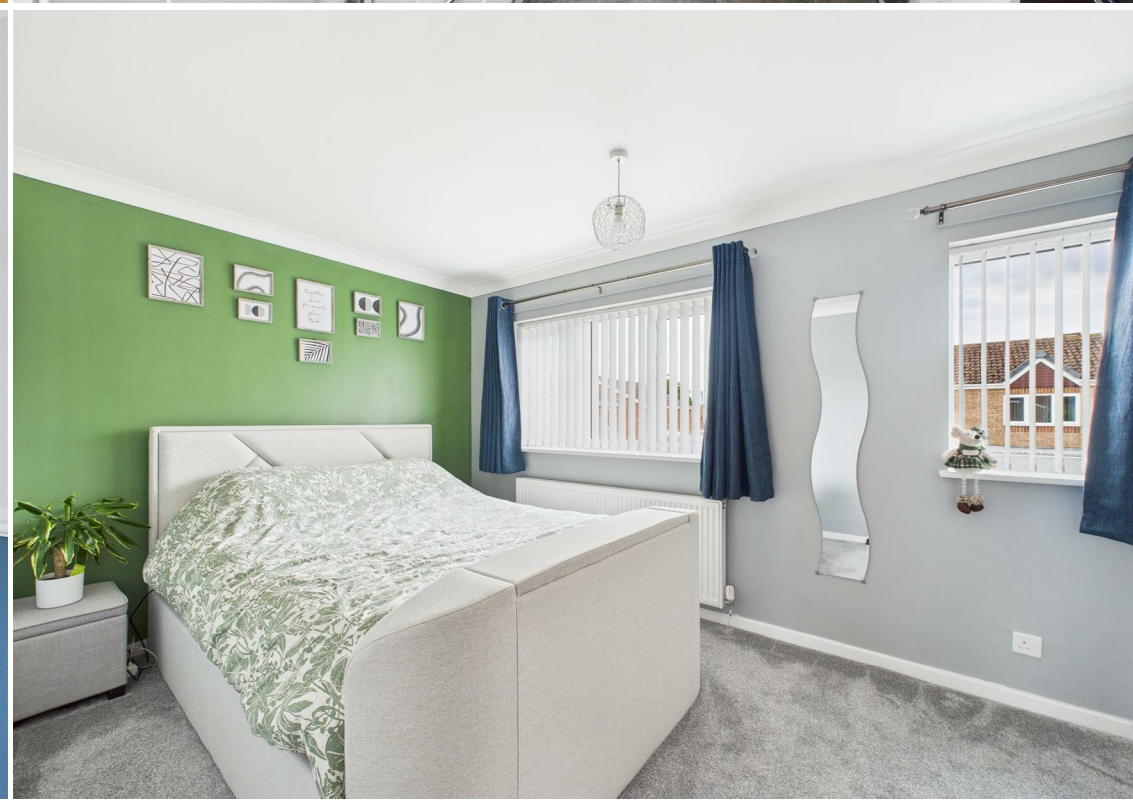
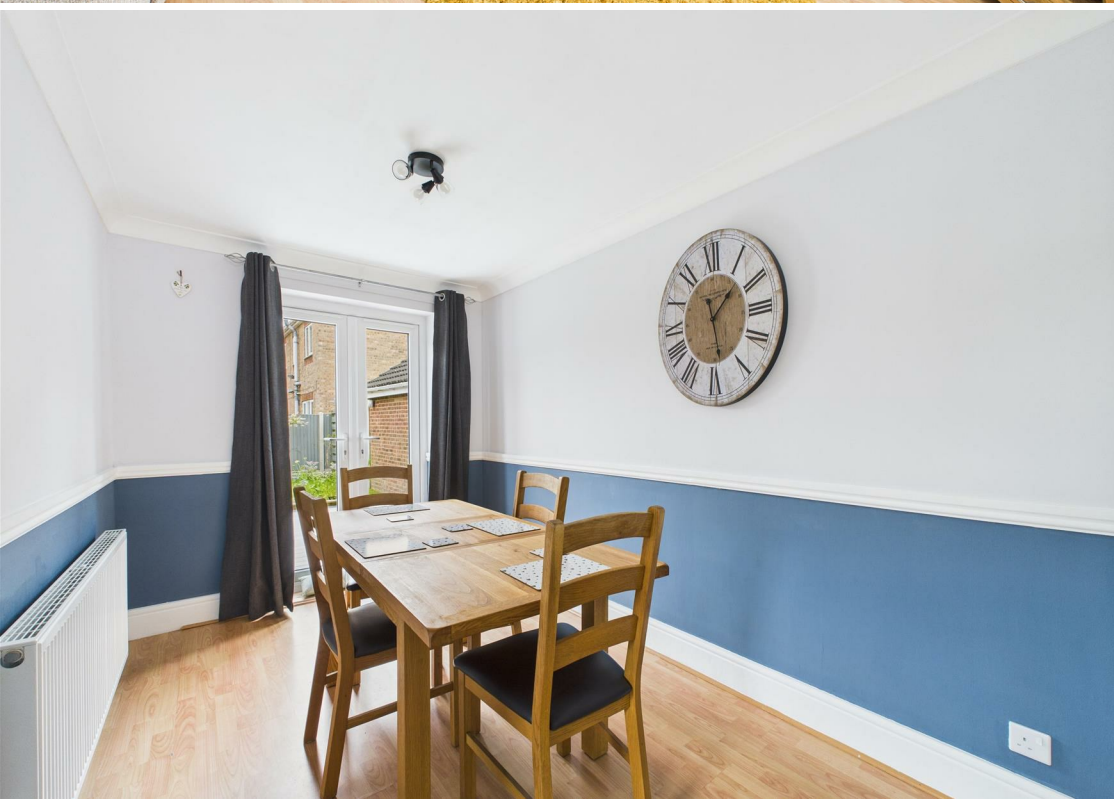
Enjoying a cul-de-sac position, this well-presented three-bedroom detached home has been thoughtfully updated in recent years, including new windows, external doors, and a modern boiler. The accommodation comprises an inviting entrance hall, a spacious dual-aspect lounge diner and a well-appointed fitted kitchen. Upstairs, there are three generously sized bedrooms, with the primary bedroom benefiting from fitted wardrobes, along with a stylish modern family bathroom. Outside, the property boasts gardens to both the front and rear, with the landscaped rear garden featuring a composite decked terrace ideal for outdoor relaxation. A side driveway offers ample off-street parking and leads to a detached garage.











## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

#### LOUNGE DINER

A spacious dual aspect lounge diner with a bow window to the front and French doors to the rear. There are dedicated living and dining spaces and there is a feature electric fire place.

#### KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an oven, ceramic hob and concealed extractor hood. There is space for a larder fridge freezer, space and plumbing for an automatic washing machine, a built-in storage cupboard and a door leading to the driveway.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard.

#### BEDROOM 1

A double bedroom with fitted wardrobes and two windows to the front elevation.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with a window to the rear.

#### BATHROOM

The modern bathroom is fitted with a three piece suite comprising WC, inset wash basin with vanity unit and a panelled bath with matching glazed screen and shower. There are waterproof wet-boards to the walls, a tiled floor and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and gravelled area which offers the potential for additional parking.

## REAR

The rear garden has been landscaped to include a composite terrace adjoining the property and there is a lawned garden beyond. A gravelled area leads to a greenhouse and side access to the garage.

### DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a garage. The detached garage features an up and over door, light and power. There is also a personnel door leading from the garden.

## 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.

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.

## 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.

## 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 in-house 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.

## 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: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





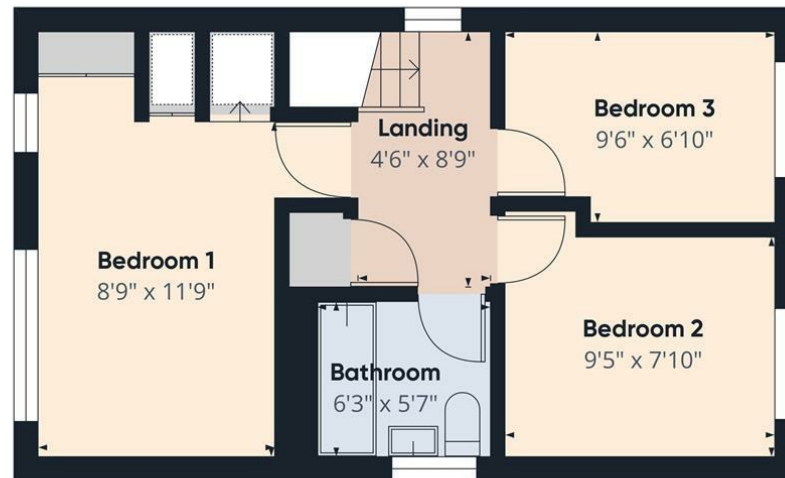








Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
712 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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