



Carisbrook Drive, Elloughton, HU15 1JP  
£515,000

Philip  
**Bannister**  
Estate & Letting Agents

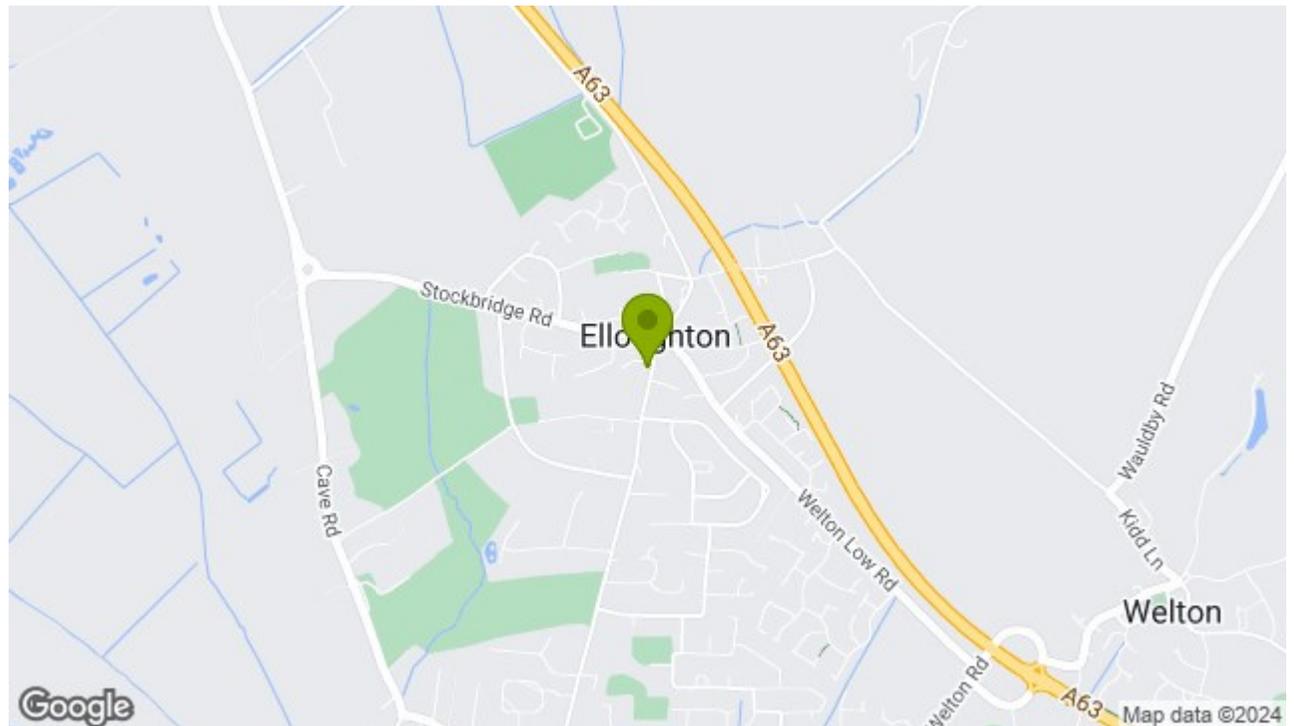
# Carisbrook Drive, Elloughton, HU15 1JP

BRAND NEW DETACHED HOME ON AN EXCLUSIVE CUL-DE-SAC CLOSE TO THE CENTRE OF THE VILLAGE - Set within a landscaped cul-de-sac, creating a spacious and beautiful living environment. Designed for contemporary family living, this eco-friendly home is finished with high end specifications throughout and well-appointed to maximise space and light.

## Key Features

- BRAND NEW HOME
- Individually Designed Detached Home
- Flexible Accommodation
- 3 Bedrooms
- 2 En-Suites + Bathroom
- 2 Reception Rooms
- Select Cul-De-Sac Development
- Corner Position
- Driveway & Detached Garage
- AIR SOURCE HEATING SYSTEM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>89</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	





## DISCLAIMER

All measurements are approximate and may vary having been taken from architect drawings.

The images provided in this brochure are CGI based on when the construction is complete, therefore they are used as a guide and provide an example of the finish.

## LOCATION

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. 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 comprise:

### GROUND FLOOR

#### ENTRANCE HALL

With Cloakroom/WC off

#### CLOAKROOM/WC

#### LIVING ROOM

26'2" x 17'4" (7.98 x 5.28)

#### DINING ROOM

16'2" x 12'0" (4.93 x 3.66)

#### KITCHEN

15'7'0" x 14'0"

#### UTILITY ROOM

5'5" x 8'1" (1.65 x 2.46)

### FIRST FLOOR

#### BEDROOM 1

16'3" max x 16'4" (4.95 max x 4.98)

#### EN-SUITE SHOWER ROOM

9'1" x 6'9" (2.77 x 2.06)

#### BEDROOM 2

15'5" x 12'5" (4.70 x 3.78)

#### BEDROOM 3

11'5" x 10'1" (3.48 x 3.07)

#### EN-SUITE SHOWER ROOM

8'1" x 6'1" (2.46 x 1.85)

#### BATHROOM

9'1" x 10'1" (2.77 x 3.07)

### OUTSIDE

#### GARAGE

19'3" x 9'6" (5.87 x 2.90)

### GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a air sourced central heating system to panelled radiators and underfloor heating.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - New Build - Not yet rated  
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.

### 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.

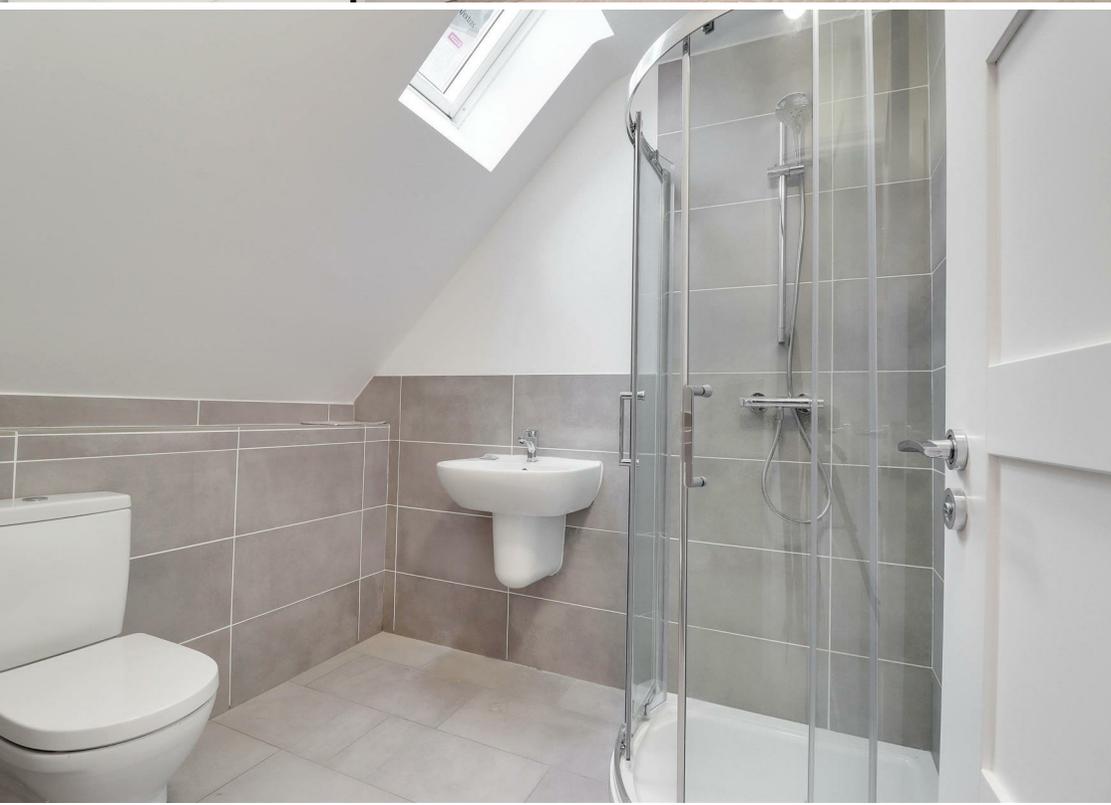
Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### TENURE

We understand that the property is Freehold

### AGENT NOTES.

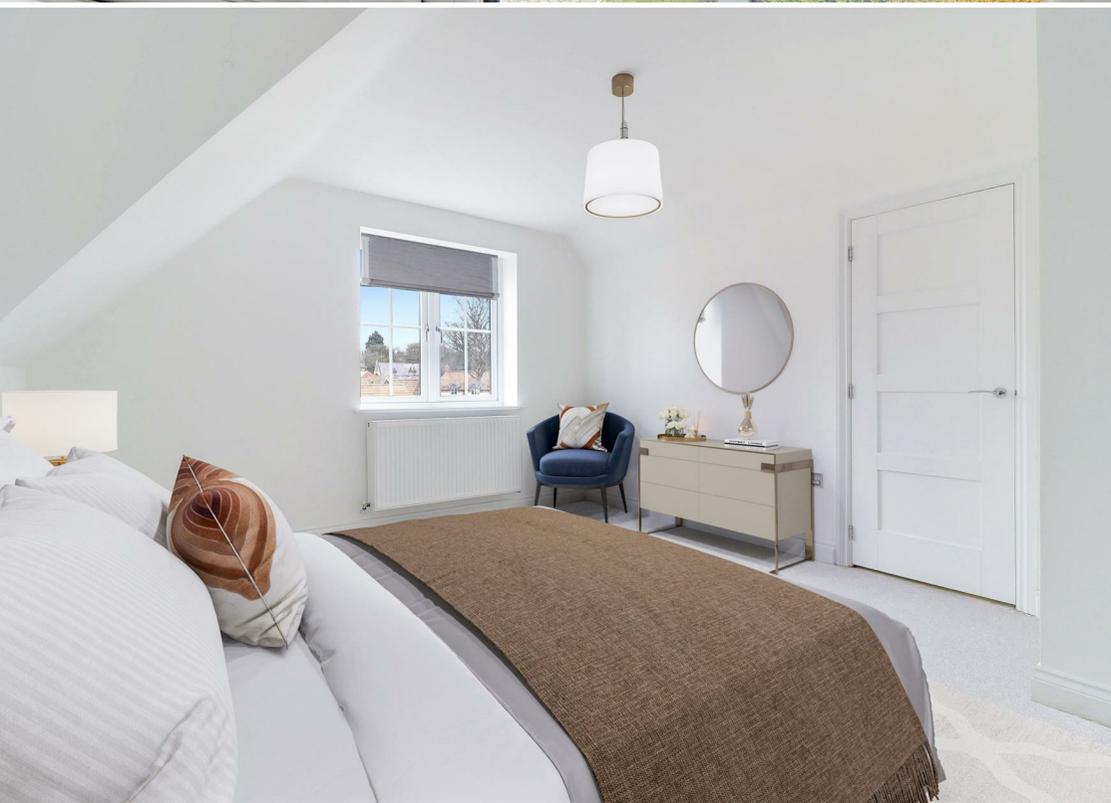
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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



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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 121 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  
1032 sq.ft. (95.9 sq.m.) approx.

1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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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