



Welton Low Road, Elloughton, HU15 1HR  
£339,950

  
**Philip  
Bannister**  
Estate & Letting Agents



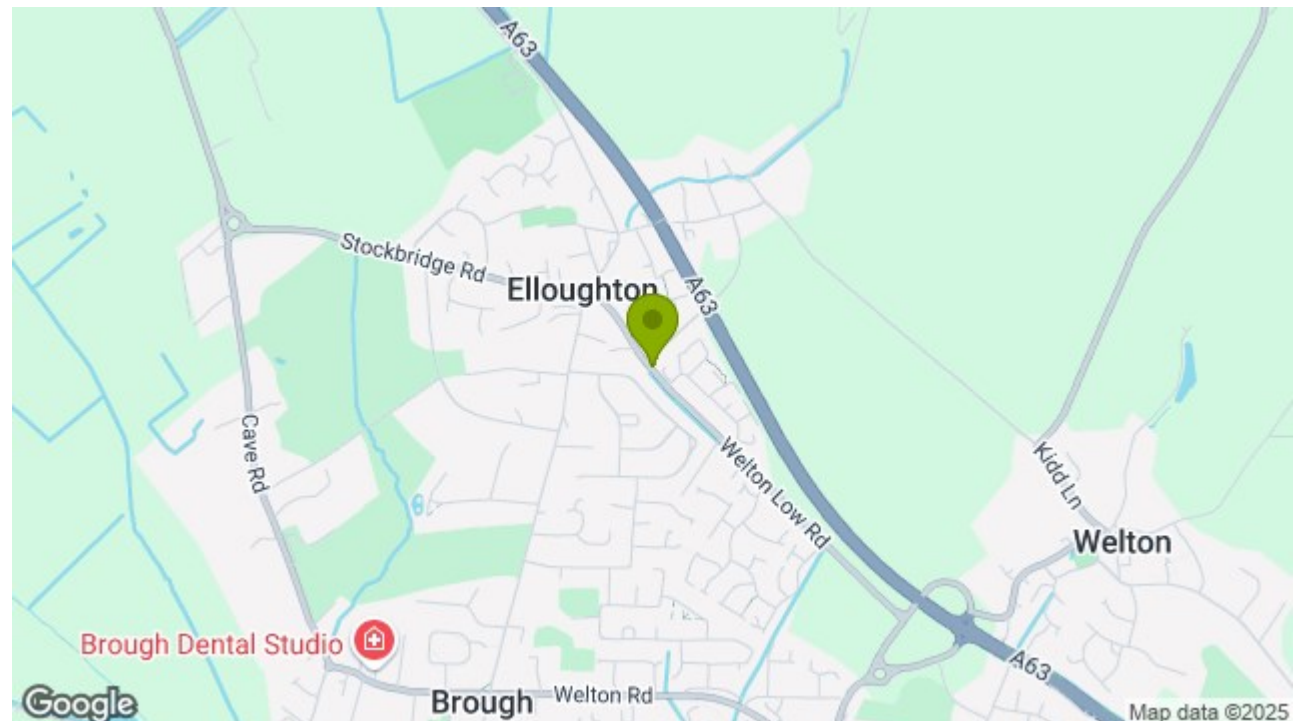
# Welton Low Road, Elloughton, HU15 1HR

## Key Features

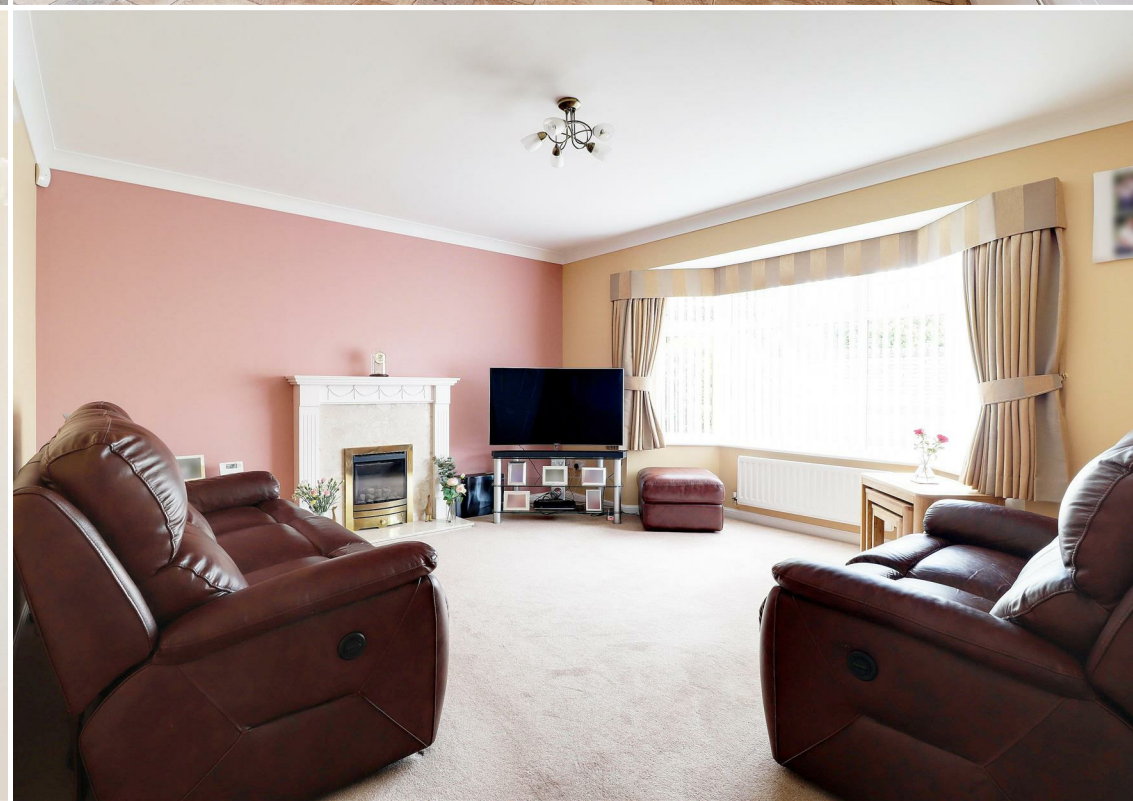
- Detached Family Home
- Small Cul-De-Sac Of 3 Properties
- 4 Good Sized Bedrooms
- 2 Reception Rooms + Garden Room
- Modern Breakfast Kitchen
- Driveway Parking & Garage
- Front & Rear Garden
- Utility Room + Cloakroom/WC
- EPC = TBC
- Council Tax = E

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	

Tucked away in a cul-de-sac of just three properties, this impressive detached four-bedroom family home offers spacious and versatile accommodation across two floors. The ground floor features an inviting entrance hall with a cloakroom/WC, a generously sized bay-fronted lounge, a modern breakfast kitchen complete with integrated appliances and adjoining utility room, a formal dining room, and a superb garden room ideal for year-round enjoyment. Upstairs, you'll find four well-proportioned bedrooms, two with fitted wardrobes, including a primary suite with a sleek contemporary en-suite, complemented by a stylish family bathroom. Outside, the property boasts well-maintained gardens to the front and rear, a block-paved driveway providing ample parking, and an attached 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, there is a staircase leading to the first floor and a cupboard beneath.

#### CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and inset wash basin with a tiled splashback. There is a window to the front elevation.

#### LOUNGE

12'3" + bay x 14'5" (3.73m + bay x 4.39m)

A front facing reception room with a bay to the elevation. There is a feature fireplace with marble hearth and backplate.

#### DINING ROOM

12'1" x 8'4" (3.68m x 2.54m)

With space for a dining suite, French doors opening to:

#### GARDEN ROOM

9'3" x 8'6" (2.82m x 2.59m)

Of brick and uPVC construction, with French doors opening to the garden.

#### BREAKFAST KITCHEN

9'5" x 13'6" (2.87m x 4.11m)

A modern fitted kitchen comprising a range of white gloss wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear and integral appliances include a double oven/grill, 5 ring gas hob beneath an extractor hood, fridge freezer and a dishwasher.

## UTILITY ROOM

6'5" x 5'5" (1.96m x 1.65m)

With matching units to those of the kitchen, stainless steel sink unit, space and plumbing for an automatic washing machine and a wall mounted boiler. A door leads to the side of the property.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

9'11" x 14'4" (3.02m x 4.37m)

A spacious double bedroom with a range of fitted furniture to include wardrobes, drawers and a dressing table.

#### EN-SUITE

A contemporary en-suite is fitted with an inset wash basin and WC. There is a large walk-in shower enclosure with a thermostatic shower. There are panelled wetboards to the walls and a window to the side elevation.

#### BEDROOM 2

9'10" + wardrobes x 8'1" (3.00m + wardrobes x 2.46m)

A double bedroom with fitted sliding front wardrobes and a window to the rear.

#### BEDROOM 3

9' x 7'10" (2.74m x 2.39m)

A further double bedroom with a window to the front elevation.

#### BEDROOM 4

9'9" x 6'10" (2.97m x 2.08m)

A good sized fourth bedroom with a window to the rear elevation.

## BATHROOM

A well appointed family bathroom which is fitted with a WC, pedestal wash basin and a panelled bath with a glazed screen and shower over. There is partial tiling to the walls and a window to the rear elevation.

### OUTSIDE

#### FRONT

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

#### REAR

To the rear of the property there is a garden which features an artificial lawn, paving adjoining the property and a further paved area to the bottom. There is a raised planting bed and timber fencing to the perimeter.

#### GARAGE

An attached garage features an up and over door, light and power. There is a personnel door providing access 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.

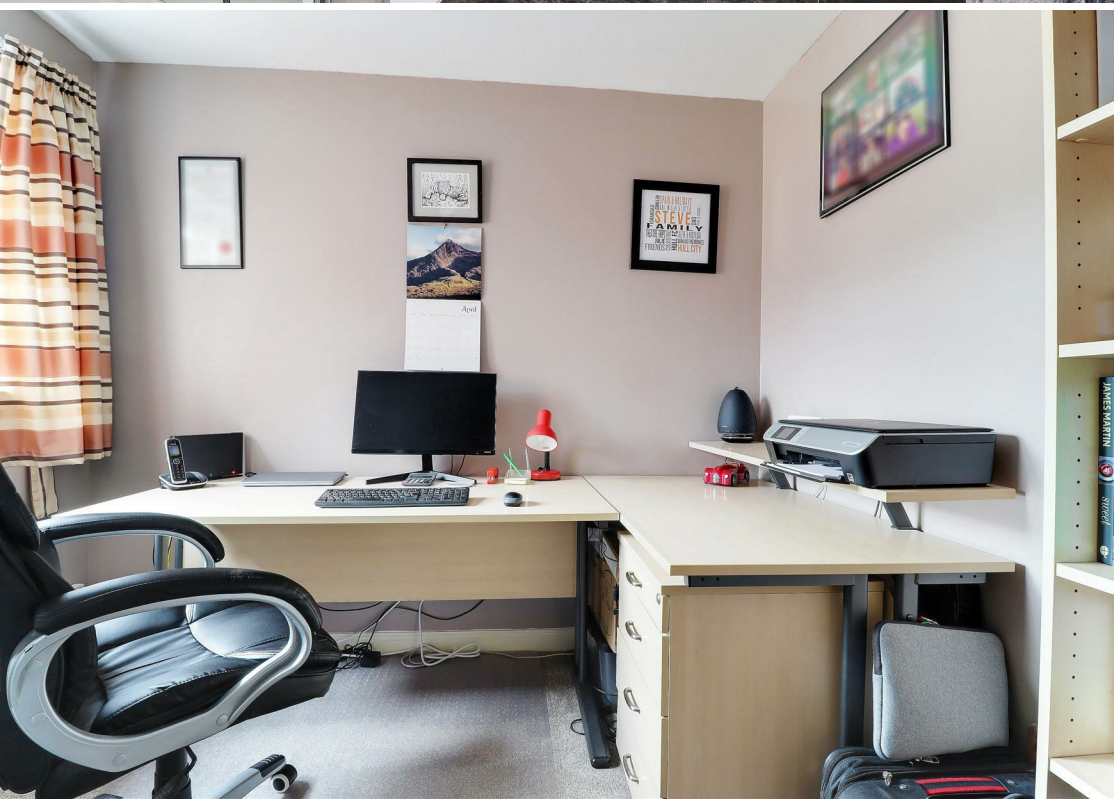
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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 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.

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

## **AML**

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

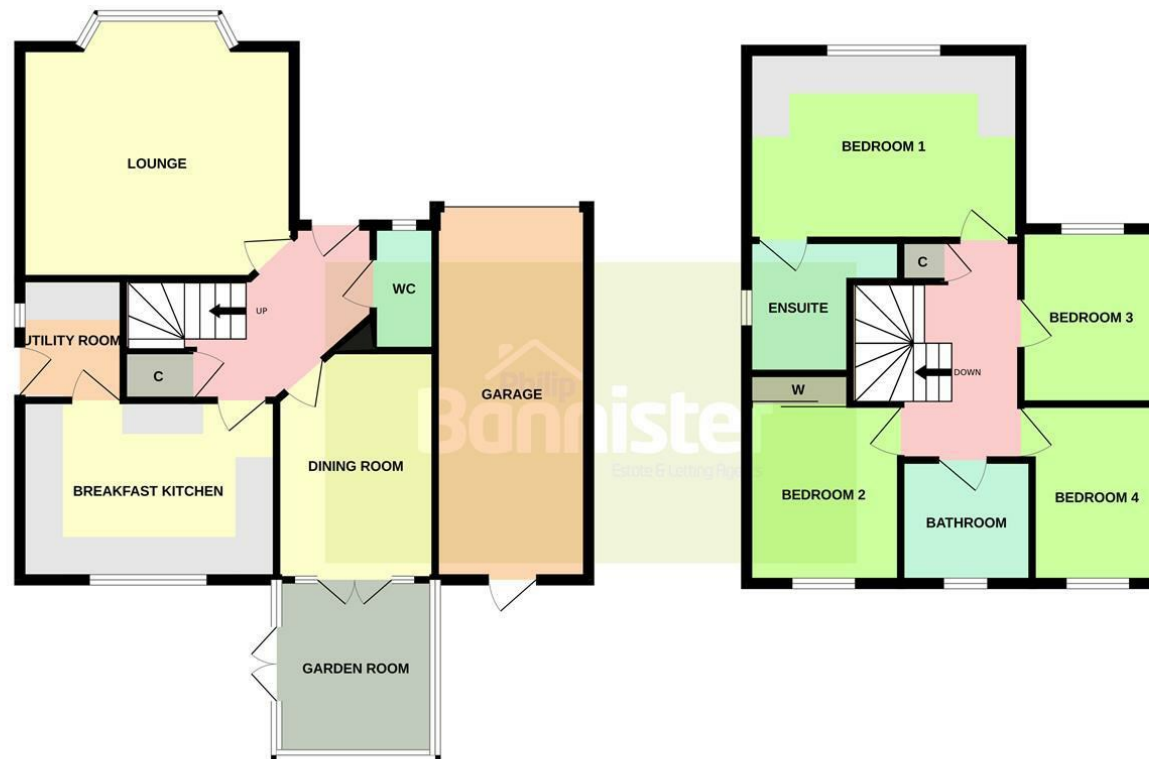






GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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