



Lowerdale, Elloughton, HU15 1SD
£365,000


Bannister

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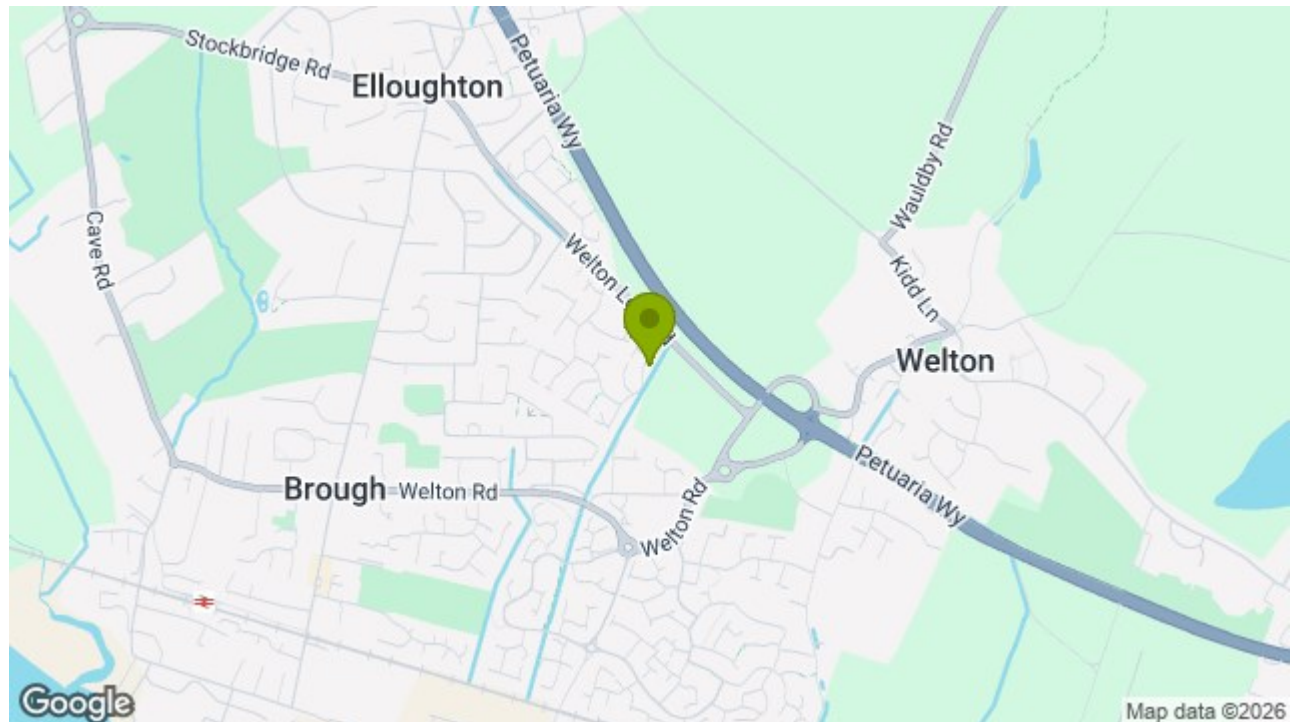
Key Features

- Exceptional Detached Family Home
- Thoughtfully Extended And Enhanced
- Impressive Galleried Entrance Hall
- Recently Refitted Fitted Kitchen
- Spacious Lounge And Dining Room
- Superb Day Room With Bi-Fold Doors
- Four Bedrooms Including Principal En-Suite
- Private Garden, Garage And EV Charger
- EPC = C
- Council Tax = E

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

This exceptional detached family home offers beautifully presented accommodation that has been thoughtfully extended and enhanced in recent years, creating a superb home. A welcoming entrance hall sits beneath an impressive galleried landing, leading to a spacious front-facing lounge, separate dining room and fabulous recently refitted kitchen with a comprehensive range of appliances. The dining room opens into an impressive day room, featuring a vaulted ceiling with two Velux windows and bi-folding doors which provide a wonderful connection to the garden.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a stylish family bathroom. Outside, the property is approached via a front garden and double-width driveway providing ample parking, together with a single garage incorporating an EV charging point. The attractive rear garden enjoys a good degree of privacy and features a sandstone patio, well-maintained lawn and established planted borders.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Approached via an open porch, a solid oak entrance door with a detailed leaded-glass window opens into this welcoming entrance hall, which is complemented by an impressive galleried landing above and there is an attractive feature arched recess.

CLOAKROOM/WC

Fitted with a contemporary two piece suite comprising WC and wash basin, together with A tiled splashback.

LOUNGE

A generous bay-fronted reception room featuring an attractive marble fire surround, backplate and hearth with a living flame effect fire providing a focal point. Glazed double doors lead into:

DINING ROOM

A well-proportioned second reception room with ample space for a six-seater dining table. Opening to:

DAY ROOM

A superb addition to the rear of the property, this impressive day room provides a versatile space with an excellent connection to the garden. Bi-folding doors span the rear elevation, opening directly onto the garden whilst a vaulted ceiling further enhances the sense of space and incorporates two Velux windows.

KITCHEN

Recently refitted to an excellent standard, the contemporary kitchen features an extensive range of sleek high gloss cabinetry in a stylish sage green finish, complemented by contrasting Corian work surfaces and a recessed sink with mixer tap. There is a generous amount of storage and preparation space together with a freestanding Rangemaster cooker and extractor hood, with further appliances including a dishwasher and washing machine. A window overlooks the rear garden, whilst a door provides access to the side of the property.

FIRST FLOOR

GALLERIED LANDING

A particularly attractive feature of the property is the impressive galleried landing, providing access to all first floor rooms. There is also a useful built-in airing cupboard.

BEDROOM 1

A spacious principal bedroom with decorative panelling to one wall and a window overlooking the front elevation.

EN-SUITE

Comprising a three piece suite including WC, vanity wash basin set beneath a tiled splashback and a double-width shower enclosure fitted with waterproof boards and a remote-operated Aqualisa shower. There is a tiled floor, chrome heated towel rail and window to the side elevation.

BEDROOM 2

A dormer-style double bedroom with a useful built-in cupboard and window overlooking the front elevation.

BEDROOM 3

A well-proportioned double bedroom with a window overlooking the rear elevation.

BEDROOM 4

A generous fourth bedroom with a window providing views over the rear elevation.

BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and panelled bath with glazed shower screen, tiled inset and thermostatic shower over. There is a tiled floor, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The front garden is laid mainly to shaped lawn with established herbaceous borders providing an attractive approach to the property. To the rear, a substantial sandstone patio extends from the rear of the property and beyond the day room leading to a second patio area. There is a lawned garden, attractive planting and a timber fence to the perimeter.

DRIVEWAY & GARAGE

A double width driveway provides off street parking and in turn leads to a single garage. The garage has an up and over door, light and power supply in addition to a personnel door to the side. An EV charger is installed to the side wall.

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 OR The property has the benefit of sealed unit double glazing.

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

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is

vital that 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





Approximate total area⁽¹⁾
1336 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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