



Carisbrooke Avenue, Elloughton, HU15 1JP
£595,000



Platinum Collection

Carisbrooke Avenue, Elloughton, HU15 1JP

CURRENTLY UNDER CONSTRUCTION - APPROXIMATELY 2300 Sq Ft - Reserve this property today and choose from a range of kitchens & Bathrooms - PART EXCHANGE CONSIDERED



Proposed Side Elevation Facing South
PLOT 4



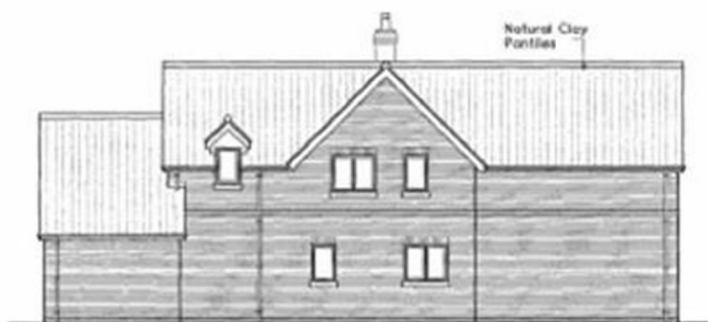
Typical Section
PLOT 4



Proposed Garage Section
PLOT 4



Proposed Front Elevation Facing East
PLOT 4



Proposed Side Elevation Facing North
PLOT 4



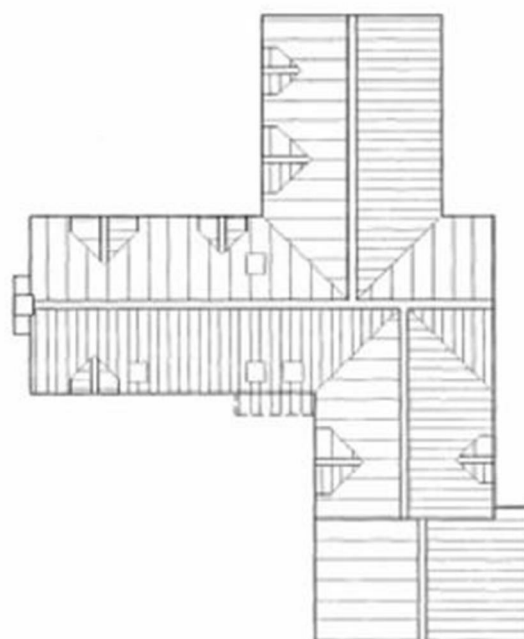
Proposed Rear Elevation Facing West
PLOT 4



Proposed Ground Floor Plan



Proposed First floor Plan



Proposed Roof Plan

Carisbrooke Avenue, Elloughton, HU15 1JP

Key Features

- UNDER CONSTRUCTION
- Individually Designed Detached Home
- Totalling Approximately 2300 sq ft
- 4 Bedrooms/3 En-Suites
- Select Cul-De-Sac Development
- RESERVE TODAY AND CHOOSE FROM A RANGE OF KITCHENS AND BATHROOMS



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

INTRODUCTION

Dale End is an exclusive development of FOUR individually designed detached homes, set within a landscaped cul-de-sac, creating a spacious and beautiful living environment. Designed for contemporary family living, each of the homes will feature eco-friendly aspects with high end specifications throughout and well-appointed to maximise space and light.

Built by local Builders Greenwood & Ford, who have a reputation for developing some of the regions most illustrious homes. Perfectly located within the heart of Elloughton itself, residents will enjoy easy access to its wealth of local shopping facilities, cafes, public houses, golf course and quick access to the countryside including Wolds Way.

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

(All measurements are approximate and may vary)

Arranged over two floors, comprising:

ENTRANCE HALL

CLOAKROOM/WC

LIVING ROOM

22'10" max x 14'6" (6.96 max x 4.42)

STUDY

14'6" x 11'4" (4.42 x 3.45)

KITCHEN/DAY ROOM

18'4" x 14'6" (5.59 x 4.42)

UTILITY ROOM

10'10" x 6'7" (3.30 x 2.01)

FIRST FLOOR

MASTER BEDROOM SUITE

15'6" x 14'6" (4.72 x 4.42)

BEDROOM 2

14'2" x 14'6" (4.32 x 4.42)
With En-Suite Shower Room

BEDROOM 3

14'6" x 11'4" max (4.42 x 3.45 max)
With En-Suite Shower Room

BEDROOM 4

11'2" x 10'1" (3.40 x 3.07)

BATHROOM

10'0" x 6'10" (3.05 x 2.08)

OUTSIDE

GARAGE

17'9" x 10'5" (5.41 x 3.18)

VIEWING

Strictly by appointment with the sole agents

PART EXCHANGE

The developer of the site will consider the part-exchange of a lower value property. For further details contact the agent

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 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.

AGENT NOTES

The agents 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.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective

purchasers should check on the availability of the property prior to viewing.



GROUND FLOOR
APPROX. FLOOR
AREA 1218 SQ.FT.
(113.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2175 SQ.FT. (202.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2017



Platinum Collection