



Hunter Road, Elloughton, HU15 1LG  
£350,000

  
**Philip  
Bannister**  
Estate & Letting Agents



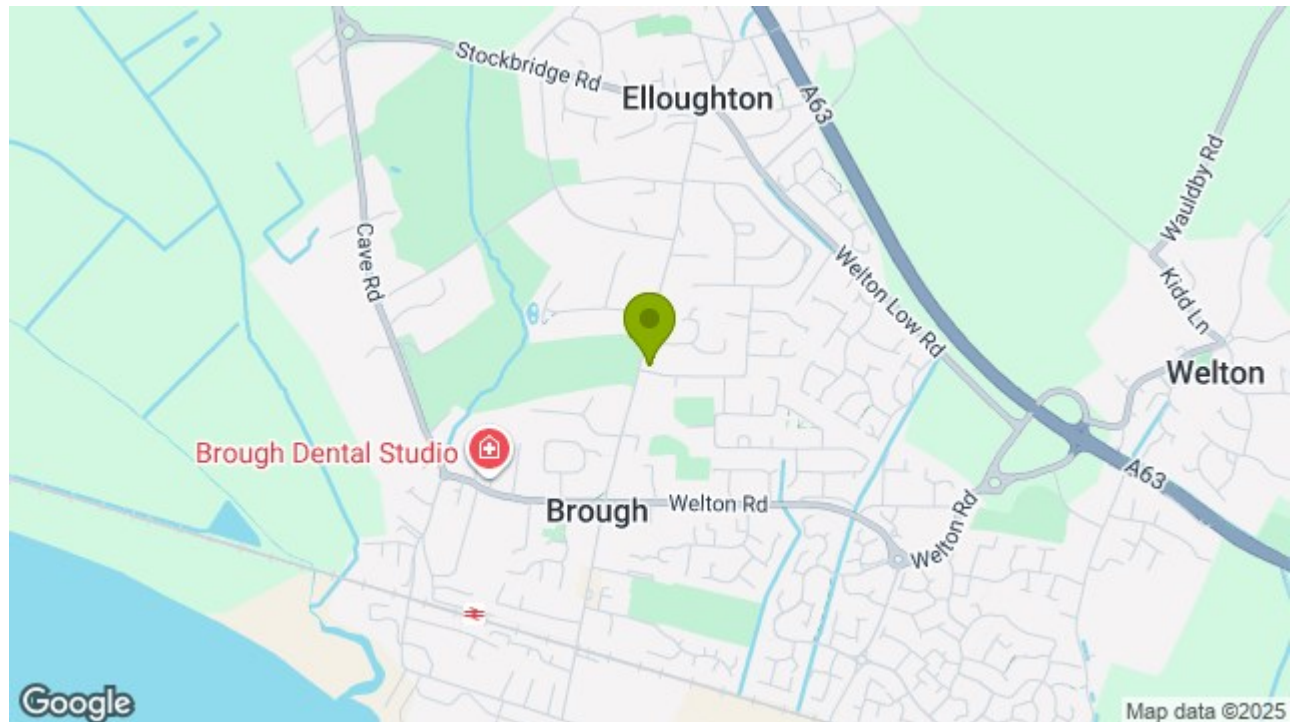
# Hunter Road, Elloughton, HU15 1LG

## Key Features

- NO CHAIN
- Spacious Detached Bungalow
- Fabulous Open Plan Kitchen Day Room
- Front Facing Lounge
- Large Primary Bedroom With Walk-In Wardrobe
- Modern Shower Room + WC
- Low Maintenance Southerly Garden
- Gated Driveway & Detached Garage
- EPC = D
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO CHAIN - This extended detached bungalow, perfectly situated in a convenient corner position, boasts a thoughtfully designed, low-maintenance southerly garden. Originally offering three bedrooms, the spacious accommodation now features two generous double bedrooms, complemented by an inviting entrance hall, a front-facing lounge, and a stunning open-plan kitchen day room with integral appliances and a central island. The modern shower room and separate WC add to the home's practicality and comfort. Externally, the property benefits from low-maintenance gardens to the front and side, with the latter enjoying a sunny southerly aspect. A gated driveway leads to a detached garage, completing this desirable home.







## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the front of the property through a residential entrance door.

#### LOUNGE

15'8 x 12'1 (4.78m x 3.68m)

A front facing reception room with a bow window and a feature fireplace housing a remote operated living flame gas fire.

#### INNER HALLWAY

Leading to the internal accommodation and fitted with two useful storage cupboards

### OPEN PLAN KITCHEN DAY ROOM

#### DAY ROOM

22'6 x 12' (6.86m x 3.66m)

A spacious reception room with a bow window to the front elevation, two sets of French doors to the side elevation and a further French door to the rear.

#### KITCHEN

17'5 max x 8'3 (5.31m max x 2.51m)

The contemporary kitchen is fitted with a comprehensive range of wall and base units which are mounted with venetian edged Quartz worksurfaces and tiled splashbacks. A range of integral appliances include a BOSCH double oven, microwave oven, ceramic induction hob beneath an extractor hood, fridge, freezer, washing machine and a dishwasher. A matching island peninsular features a recessed sink and an overhanging breakfast bar.

## BEDROOM 1

18'4 x 12'1 (5.59m x 3.68m)

A spacious primary bedroom with a large walk-in wardrobe, windows to two elevations and French doors leading to the garden.

## BEDROOM 2

13'7 x 8'9 (4.14m x 2.67m)

A second double bedroom with a window to the rear.

## SHOWER ROOM

A modern shower room fitted with a three piece suite comprising WC, counter top wash basin and a shower enclosure with a thermostatic shower. There is tiling to the walls and flooring and a heated towel rail.

## WC

Fitted with a two piece suite comprising WC and vanity wash basin with a tiled splashback. There is a tiled floor and a heated towel rail.

## OUTSIDE

### FRONT

The front garden sets the property back from the roadside and is mainly laid to gravelled beds, a low level wall runs the perimeter and a footpath leads to the property.

### SIDE

The garden to the property sits predominantly to the side elevation and enjoys a southerly aspect. The garden has been designed with low maintenance in mind with a large patio area, low level walling and gravelled beds. There is privacy hedging to the perimeter.

## DRIVEWAY & GARAGE

A block paved driveway leads through double timber

gates to a detached garage. The garage is larger than a standard single and features a remote operated roller door, a side personnel door. two windows, light and power supply.

## 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 . (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.

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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

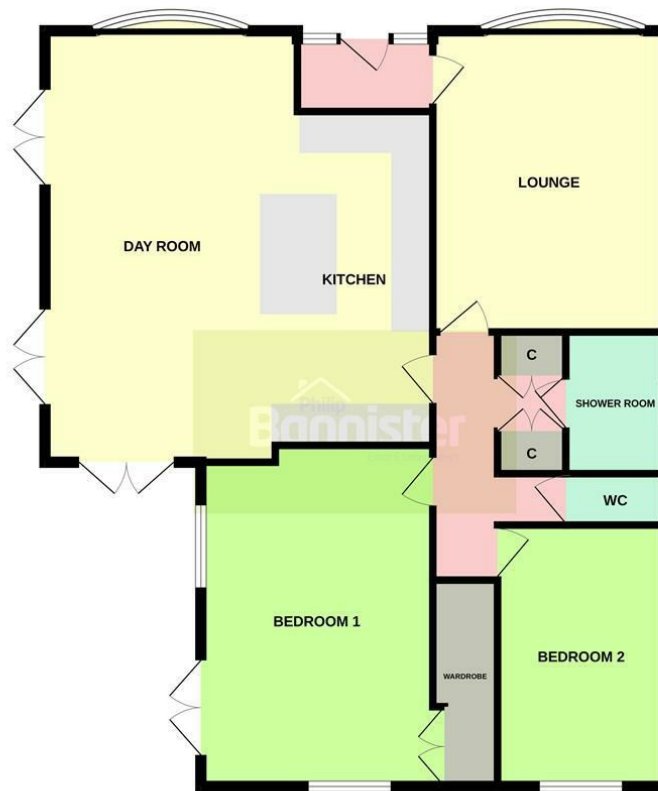
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification 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  
1134 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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