



Main Street, Elloughton, HU15 1JN
£220,000



Platinum Collection

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Offered to the market with no onward chain, this charming two bedroom traditional cottage is ideally positioned close to the centre of the village and offers characterful accommodation. A welcoming front facing lounge with open fire leads through to a versatile second reception room which in turn opens to a fitted kitchen with appliances, while the first floor provides two bedrooms and a four piece bathroom. Outside, an enclosed courtyard rear garden with three useful outbuildings completes this delightful home.



eleven

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Key Features

- NO CHAIN
- Charming Village Cottage
- 2 Bedrooms
- Front Facing Lounge With Open Fire
- Second Versatile Reception Room
- 4 Piece Bathroom
- Rear Garden With Outbuildings
- EPC = D
- Council Tax = B



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

LOUNGE

A composite entrance door allows access to the front facing reception room, with a brick fireplace with timber mantle, open fire and a quarry tile hearth. There is a sash window to the front elevation.

DINING ROOM

A versatile second reception room with a recessed brick fireplace beneath a timber mantle, alcove cupboards, a window to the rear and a door leading to a staircase with a storage cupboard beneath. Opening to:

KITCHEN

Fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback, stainless steel sink unit with mixer tap and integral appliances which include an oven, hob and concealed extractor hood, fridge freezer and a washing machine. There is tiled flooring, window and door to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with alcove storage cupboard and a sash window to the front elevation.

BEDROOM 2

A second bedroom with a window to the rear and a cupboard to one corner.

BATHROOM

Fitted with a four piece suite comprising WC, pedestal wash basin, panelled bath and a shower enclosure with an electric shower. There is partial wall tiling, a window to the rear and a heated towel rail.

OUTSIDE

To the rear of the property there is a courtyard garden with a gravel seating area and a gate which provides pedestrian access to remove wheelie bins on to Main Street.

OUTBUILDINGS

There are 3 brick-built outbuildings/stores.

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

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.

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



Gunnister
To Let



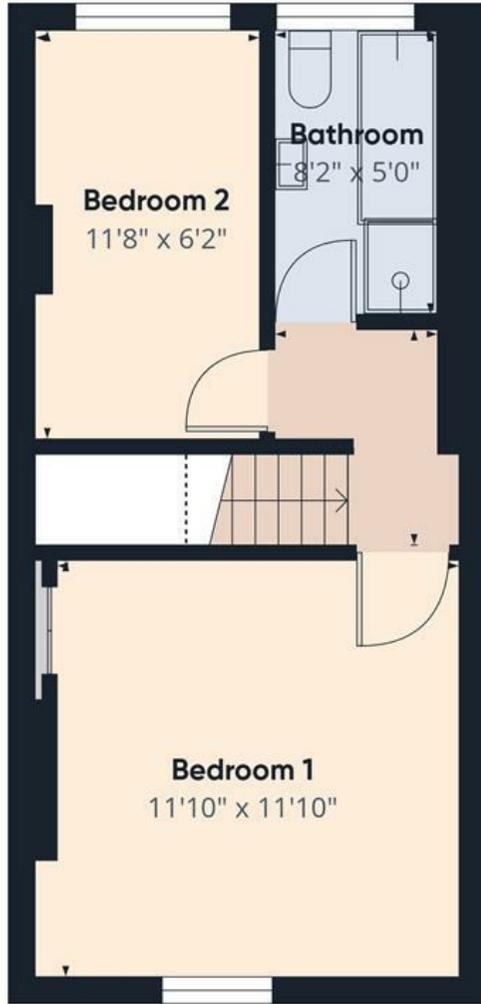
To Let

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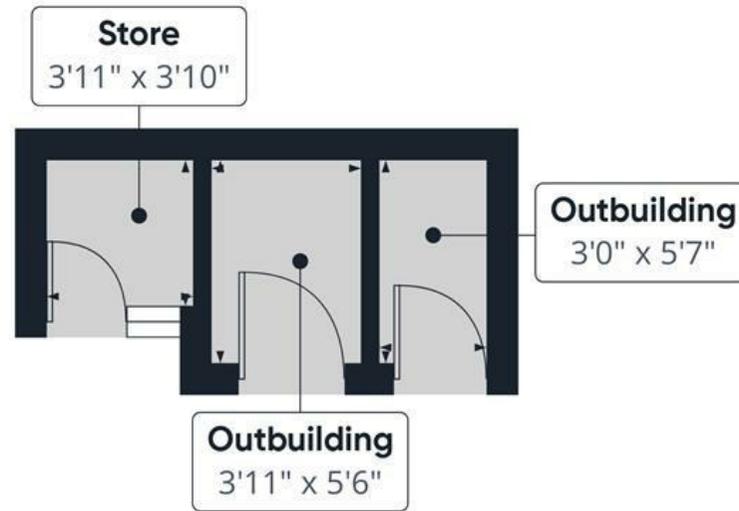
To Let



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
724 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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