



Elloughton Road, Brough, HU15 1AE  
£300,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Elloughton Road, Brough, HU15 1AE

## Key Features

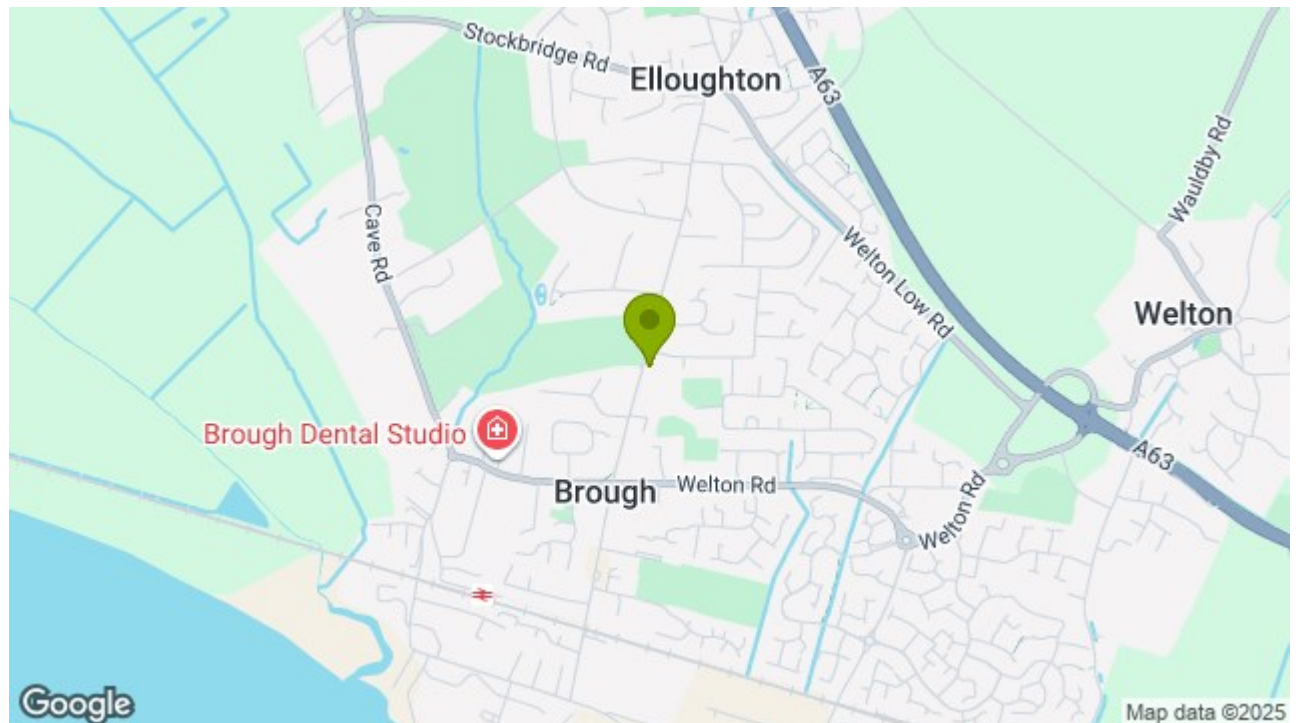
- \*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\*
- Vastly Extended Semi-Detached Home
- Stunning Open Plan Living Dining Kitchen With Bi-Folding Doors & Lantern
- Separate Utility Room
- Cosy Lounge With Log Burning Stove
- 3 Bedrooms (2 Fitted) + Boarded Loft Space
- Contemporary Shower Room
- Extensive Off Street Parking
- Landscaped Private Rear Garden
- Council Tax = B / EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

\*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\* An impressive three-bedroom semi-detached home featuring a substantial rear extension that creates a stunning open-plan living, dining, and kitchen space. This superb area is enhanced by bi-folding doors opening onto the garden and a striking glazed lantern that floods the room with natural light. The property also includes a cosy bay-fronted lounge with a log-burning stove, a separate utility room, and a ground-floor cloakroom/WC.

Upstairs, there are three well-proportioned bedrooms, two of which feature fitted wardrobes and original fireplaces, together with a stylish contemporary shower room. The partially converted loft offers additional versatility, being plastered and fitted with heating, electrics, and a window.

Externally, the rear garden is a true highlight, offering a spacious decked entertaining area and excellent privacy, while the front provides extensive parking for up to six cars. Ideally situated close to the local schooling and Brough's excellent range of amenities.







## ACCOMMODATION

The property is arranged over two floor and comprises:

### GROUND FLOOR

Entering the property beneath a recessed porch to:

#### ENTRANCE HALL

A residential entrance door leads to the hallway. There is a staircase leading to the first floor accommodation and access to a cloakroom/wc.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. A window is to the side elevation.

#### LOUNGE

An attractive front facing reception room with a curved bay window and a feature fireplace housing a log burning stove beneath a timber mantle.

#### LIVING DINING KITCHEN

A stunning open plan space with designated areas for living, dining and kitchen furniture. The kitchen is fitted with a comprehensive range of shaker style wall and base units which are mounted with marble effect worksurfaces and matching splashbacks. There is a composite 1 1/2 bowl sink unit and integral appliances which include a double oven, induction hob beneath an extractor hood, microwave and dishwasher. The cosy sitting area provides enough space for a sofa and there are fitted alcove display cabinets. The dining area features a fabulous lantern and bi-folding doors opening to composite decking and the garden. A full-height bank of sleek, concealed cupboards provides exceptional storage.

#### UTILITY ROOM

Fitted with matching units to those of the kitchen

and includes space and plumbing for an automatic washing machine and further space for an American fridge freezer. There are doors to both the front and rear elevations.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a loft hatch with a drop down ladder which leads to a boarded, plastered and carpeted roof space. There is power, heating and a window.

#### BEDROOM 1

A well appointed front bedroom, with an original cast iron fireplace, fitted wardrobes and a window to the front elevation.

#### BEDROOM 2

A second double bedroom with an original fireplace, two fitted wardrobes and a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with an oriel window to the front elevation.

#### SHOWER ROOM

A contemporary space with a three piece suite comprising WC, inset vanity wash basin and a large walk-in shower area with a glazed screen and a thermostatic shower. There is tiling and a window to the side elevation.

#### OUTSIDE

The property enjoys an impressive frontage, set well back from the road behind a block paved forecourt providing extensive off street parking. A gateway leads through to an enclosed storage area. The rear garden is a true highlight, having been landscaped to

create an exceptional outdoor living space. It features an extensive composite decking area with raised planters beyond which lies a neatly lawned garden and a raised play area finished with artificial turf.

### 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 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.

### 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.**

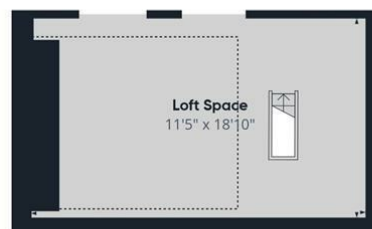
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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







**Bannister**

**Approximate total area<sup>(1)</sup>**

1317 ft<sup>2</sup>

**Reduced headroom**

113 ft<sup>2</sup>

(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.

GIRAFFE360



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