



Devonshire Close, Elloughton, HU15 1UB  
Price Guide £225,000

  
**Philip  
Bannister**  
Estate & Letting Agents



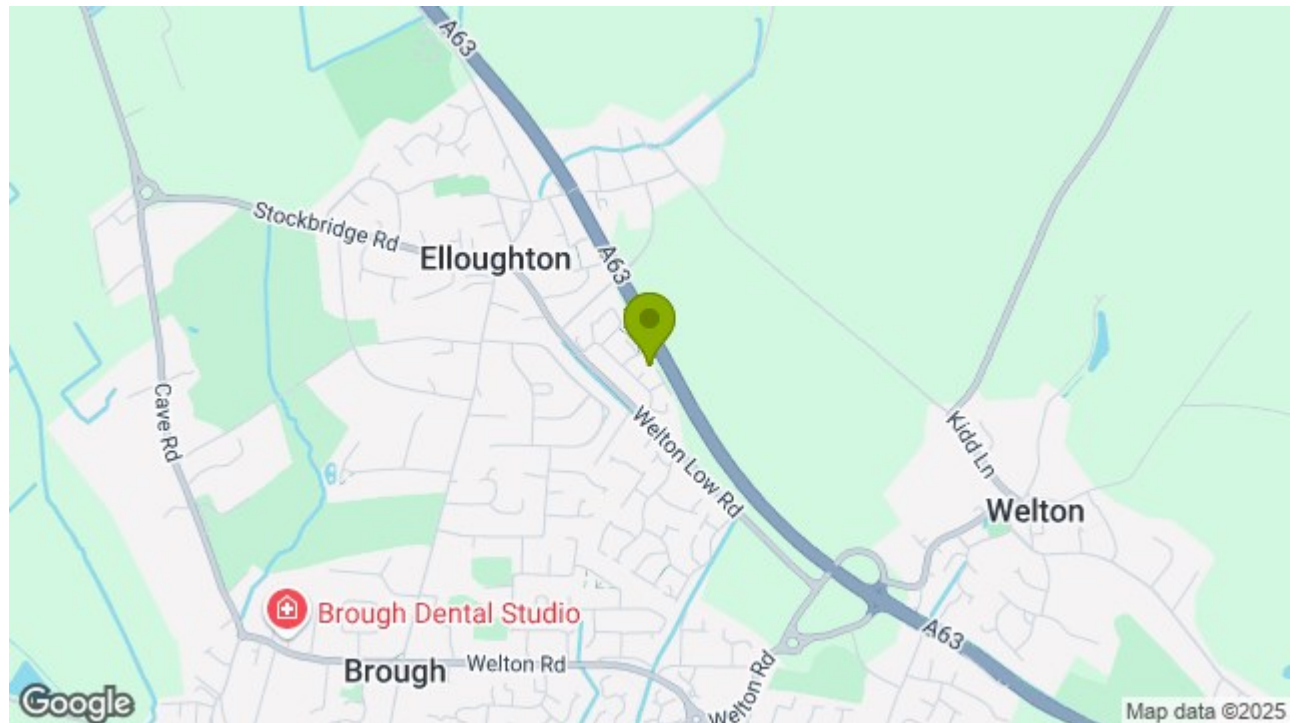
# Devonshire Close, Elloughton, HU15 1UB

GUIDE PRICE £225,000 - £230,000 - Offered to the market with no onward chain, this modern three-bedroom semi-detached home boasts well-presented accommodation ideal for a range of buyers. The property features an inviting entrance hall with cloakroom/WC, a spacious front-facing lounge, and a full-width dining kitchen complete with integrated appliances. Upstairs, there are three generously sized bedrooms and a contemporary family bathroom. Externally, the home benefits from a south-westerly facing rear garden and driveway parking, making it a practical and attractive choice for families, professionals, or investors alike.

## Key Features

- NO CHAIN
- Modern Semi-Detached Home
- 3 Excellent Bedrooms
- Full Width Dining Kitchen
- Spacious Lounge
- Contemporary Bathroom
- Ground Floor Cloaks/WC
- South Westerly Rear Garden
- Driveway Parking For 2 Cars
- EPC = B / Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

#### ENTRANCE HALL

Allowing access to the property through the residential entrance, having the cloakroom/wc off and internal access to the lounge.

#### CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and wash basin with tiled surround.

#### LOUNGE

18'4 x 15'6 (5.59m x 4.72m)

A spacious reception room with part bay window to the front elevation, ample space for a living room suite and a staircase leading to the first floor.

#### DINING KITCHEN

9'11 x 15'5 (3.02m x 4.70m)

Extending the width of the property to the rear and having French doors opening to the garden, this dining kitchen features a range of fitted wall and base units mounted with contrasting work surfaces, matching upstands. There is a stainless steel sink unit, integrated appliances include a fridge freezer, electric oven, gas hob beneath an extractor hood, dishwasher and washing machine. There is ample room for a dining table to the opposite end of the kitchen.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

15'1 x 8'3 (4.60m x 2.51m)

A double bedroom with a window to the rear elevation.

#### BEDROOM 2

12'8 x 8'4 (3.86m x 2.54m)

A second double bedroom with a window to the front elevation.

#### BEDROOM 3

9'2 x 6'10 (2.79m x 2.08m)

A generous third bedroom with a window to the rear elevation.

#### BATHROOM

8'10 x 6'4 (2.69m x 1.93m)

Fitted with a modern three piece suite comprising WC with concealed cistern, wall hung wash basin and a panelled bath with glazed screen and thermostatic shower. There are partially tiled walls and a window to the front elevation.

### OUTSIDE

#### FRONT

To the front of the property there is lawned garden and a footpath leading to the property.

## REAR

The rear garden enjoys a south westerly aspect and is laid to lawn with a full width patio and timber fencing.

### PARKING

The property includes allocated parking for two vehicles on a block paved driveway.

## 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 C. (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, it is however subject to an Estate Charge which incurs an annual charge. There may also be associated purchase costs which we recommend you clarify with your legal representatives.

## 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.

## 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.

## 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



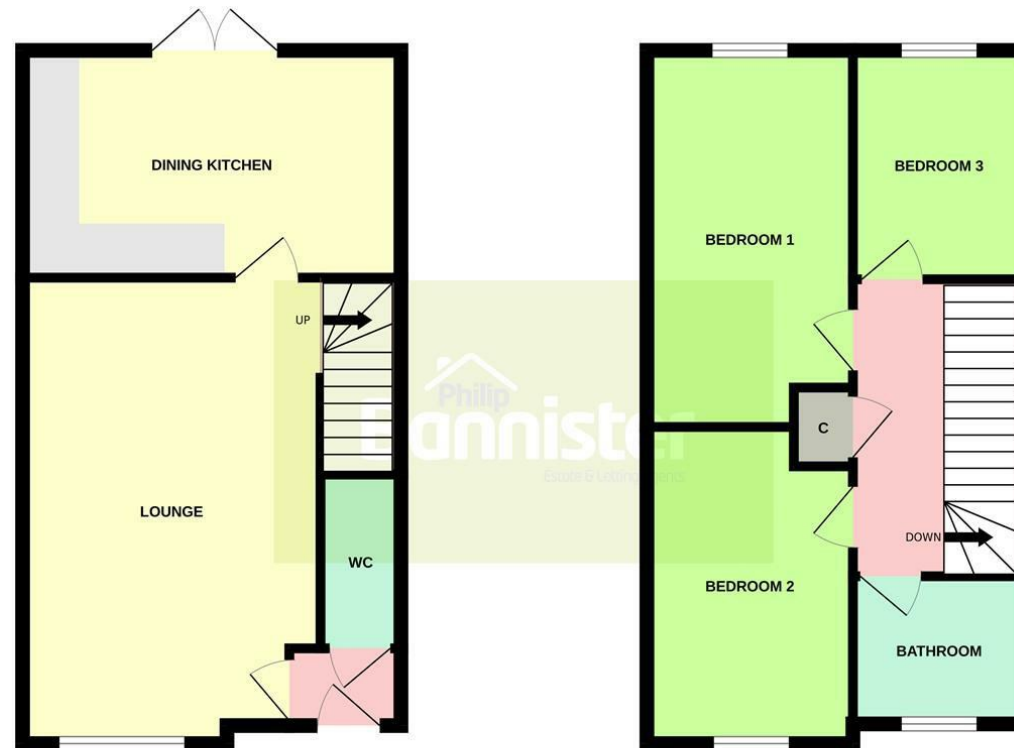






GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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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