



Manor Drive, Elloughton, HU15 1JA  
Offers Over £265,000

  
**Philip  
Bannister**  
Estate & Letting Agents



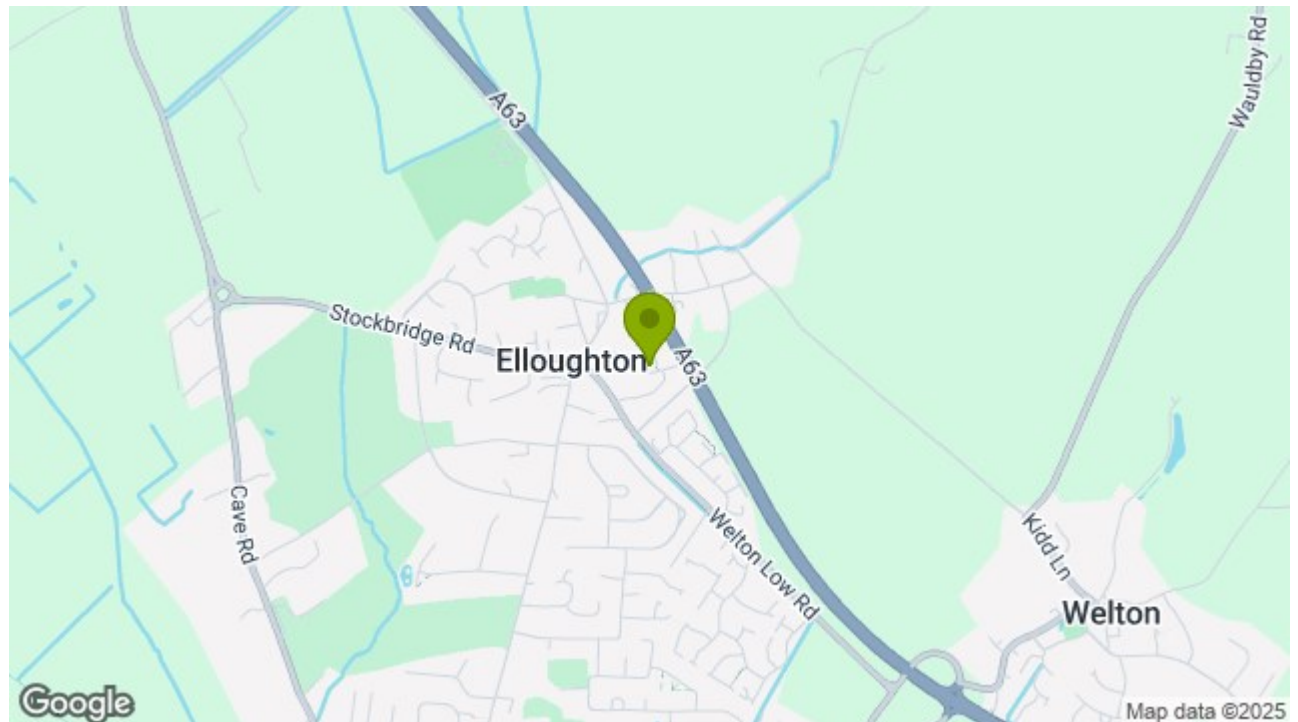
# Manor Drive, Elloughton, HU15 1JA

## Key Features

- Spacious Detached Bungalow
- Move-In Ready Accommodation
- Highly Energy Efficient
- Modern Kitchen With Appliances
- Contemporary Shower Room
- Delightful Garden Room
- 2 Bedrooms (1 Fitted)
- Solar Panels & Battery Storage
- Driveway, Garage & EV Charger
- EPC = A / Council Tax = C

This beautifully presented and energy-efficient two-bedroom detached bungalow offers a rare opportunity to acquire a modern and low-maintenance home in the desirable village of Elloughton. Immaculately maintained and thoughtfully updated throughout, the property boasts an A-rated energy efficiency, benefiting from a solar system with roof panels and a battery. Upon entering, a welcoming entrance hall leads to a contemporary kitchen fitted with high-quality units and integrated appliances, while the spacious front-facing lounge provides a bright and comfortable living space. The home also features a stylish shower room, two well-proportioned bedrooms (one with fitted wardrobes), and a versatile garden room, perfect for relaxation.

Externally, the property is designed for easy maintenance, with attractive gardens that enhance its curb appeal. A side driveway offers off-street parking and includes an EV charger, leading through timber gates to a garage for additional storage or parking. Situated towards the head of a peaceful cul-de-sac, this delightful bungalow enjoys a quiet yet convenient location, providing easy access to local amenities and transport links. With its modern upgrades, superb efficiency, and move-in-ready condition, this home is a true credit to its current owners and an excellent choice for those seeking a comfortable, sustainable, and stylish living space.











## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A residential entrance door allows access from the side of the property and opens to:

#### KITCHEN

8'7" x 9'11" (2.62 x 3.02)

The modern kitchen comprises a comprehensive range of sleek wall and base units which are mounted with compact laminate worksurface and matching splashbacks. There is a composite sink unit sat beneath a window to the front elevation, integral appliances which include a fridge freezer, oven, ceramic hob and extractor hood, washing machine and dishwasher.

#### LOUNGE

17'3" x 10'0" (5.26 x 3.05)

A spacious reception room with a bow window to the front elevation and a feature fireplace housing an electric fire.

#### SHOWER ROOM

7'5" x 5'9" (2.26 x 1.75)

A modern shower room fitted with a three piece suite comprising WC, wall hung wash basin and a large walk-in shower cubicle with a thermostatic shower. There is tiling to the walls and a window to the side elevation.

#### BEDROOM 1

13'2" x 10'0" (4.01 x 3.05)

A spacious double bedroom with a range of fitted wardrobes and a window to the rear elevation.

#### BEDROOM 2

9'4" x 9'10" (2.84 x 3.00)

A good sized second bedroom which could be utilised as a dining room, having a window to the side elevation and French doors opening to:

#### GARDEN ROOM

12'10" x 10'8" (3.91 x 3.25)

A delightful room overlooking the garden with uPVC windows, insulated roof and French doors opening to the gardens.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled garden with central flowerbed.

#### REAR

The delightful rear garden is designed for low maintenance with an artificial lawn, raised planting beds, gravelled areas and a patio area.

#### DRIVEWAY & GARAGE

A block paved driveway is positioned to the side of the property

which provides off street parking. The driveway continues through timber gates to a garage. The garage is installed with an up and over door, light and power. A further personnel door can be accessed via the garden.

### SOLAR PANELS

The property is installed with a solar system which includes roof panels and battery storage which contribute to the high energy efficiency of the property.

### EV CHARGER

The property is installed with a EV charger mounted to the side wall next to the 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.

### 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.

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 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  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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