



Swaledale, Elloughton, HU15 1SG
£345,000


**Philip
Bannister**
Estate & Letting Agents

Swaledale, Elloughton, HU15 1SG

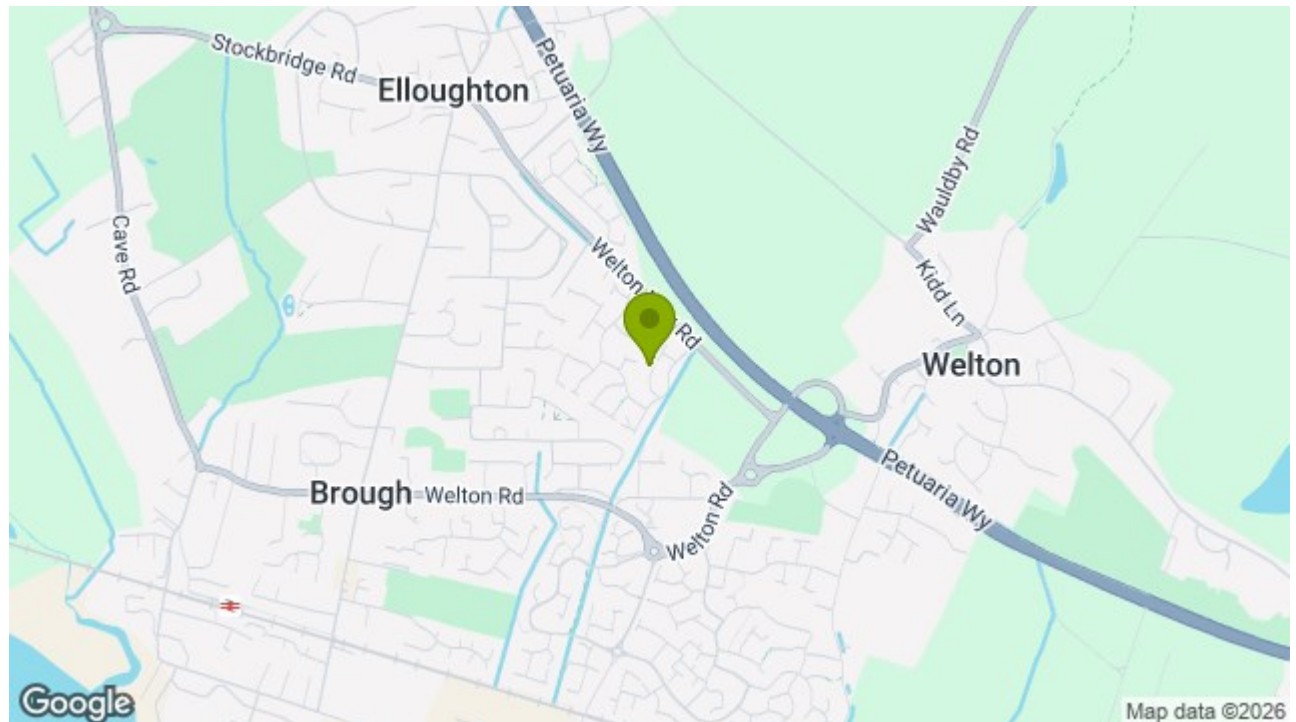
Key Features

- Detached Family Home
- Desirable Cul-De-Sac Location
- 4 Good Sized Bedrooms
- 2 Reception Rooms
- Attractive Kitchen With A Range Of Appliances
- En-Suite & Modern Family Bathroom
- Driveway & Garage
- Private Rear Garden
- EPC = TBC
- Council Tax = E

A fabulous four bedroom family home, ideally positioned within a pleasant cul-de-sac on this highly desirable development. Approached via a private entrance road, the property enjoys a double width driveway and integral garage, providing excellent off-street parking. The welcoming entrance hall is a particular feature of the home, sitting beneath an impressive galleried landing and providing access to the ground floor accommodation, which includes a well proportioned lounge, separate dining room, cloakroom/WC and an attractive kitchen fitted with a range of appliances.

To the first floor are four good sized bedrooms, with the principal bedroom benefiting from fitted furniture and a private en-suite, together with a modern family bathroom. Outside, the property is complemented by a lawned front garden, the driveway and integral garage, whilst to the rear is a private garden providing an excellent space for outdoor enjoyment and entertaining. Overall, this is an impressive family home offering well balanced accommodation in a desirable and established setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

ENTRANCE HALL

Accessing the property via a residential entrance door, the welcoming hallway sits beneath an impressive galleried landing, which is a real feature of the home, together with a decorative archway. The hall provides access to the principal rooms of the property.

CLOAKROOM/WC

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

LOUNGE

A well proportioned reception room featuring a bay window to the front elevation. There is a feature fireplace housing a living flame gas fire within a surround, hearth and mantle. Part glazed double doors open to:

DINING ROOM

With ample space for a dining table and chairs, this second reception room features double doors opening onto the rear garden.

KITCHEN

The attractive 'cottage style' kitchen is fitted with a comprehensive range of wall and base units, incorporating complementary work surfaces beneath tiled splashbacks. There is a ceramic 1½ bowl sink unit with mixer tap set beneath a window to the rear. A range of integrated appliances includes a washing machine, dishwasher, fridge freezer and drinks cooler. There is also a freestanding range

cooker beneath an extractor hood. A door provides access to the side of the property.

FIRST FLOOR

LANDING

The impressive galleried landing provides access to the first floor accommodation and features a built-in airing cupboard.

BEDROOM 1

A spacious double bedroom with a range of fitted furniture including wardrobes and drawers. There is a window to the front elevation and access to an en-suite.

EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin set within a fixed storage unit and a shower cubicle with thermostatic shower and tiled surround. There is further partial wall tiling and a window to the side elevation.

BEDROOM 2

A second double bedroom featuring a dormer-style window to the front elevation and access to a storage cupboard with hanging rails.

BEDROOM 3

A good sized third bedroom positioned to the rear of the property, featuring fitted wardrobes and a window overlooking the rear garden.

BEDROOM 4

A fourth excellent sized bedroom which could equally serve as a home office, with a window to the rear elevation.

BATHROOM

The modern bathroom is fitted with a sleek three

piece suite comprising WC, vanity wash basin set within a fixed storage unit and panelled bath with thermostatic shower, glazed screen and tiled surround. There is further half height wall tiling, a heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a double width block paved driveway providing off-street parking and leading to the integral garage. Gated access leads to the side of the property and continues through to the rear garden.

REAR

The rear garden is mainly laid to lawn and offers an excellent degree of privacy. There is a decked terrace immediately outside the double doors from the lounge, together with a patio area to one corner and a garden shed positioned to the opposite corner. Timber fencing defines the boundaries.

GARAGE

The integral garage features an up-and-over door, lighting and power, together with a personnel door providing access to the side of the property.

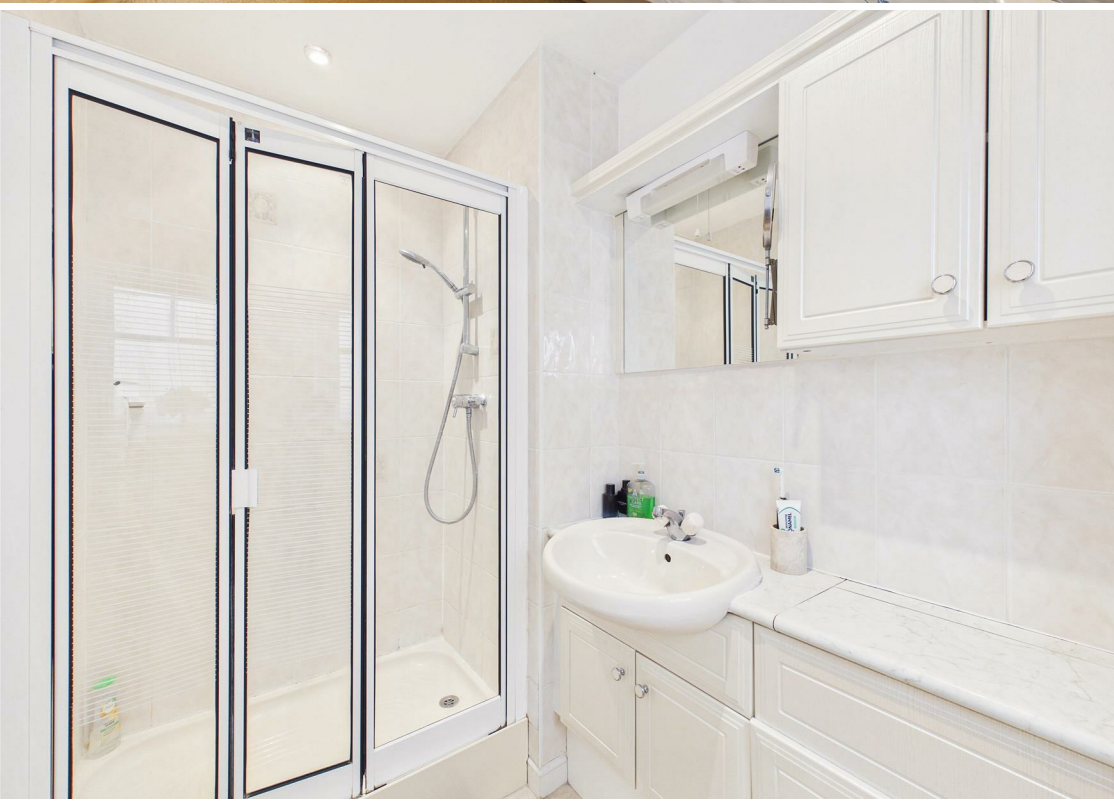
GENERAL INFORMATION.

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 .E (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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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?.

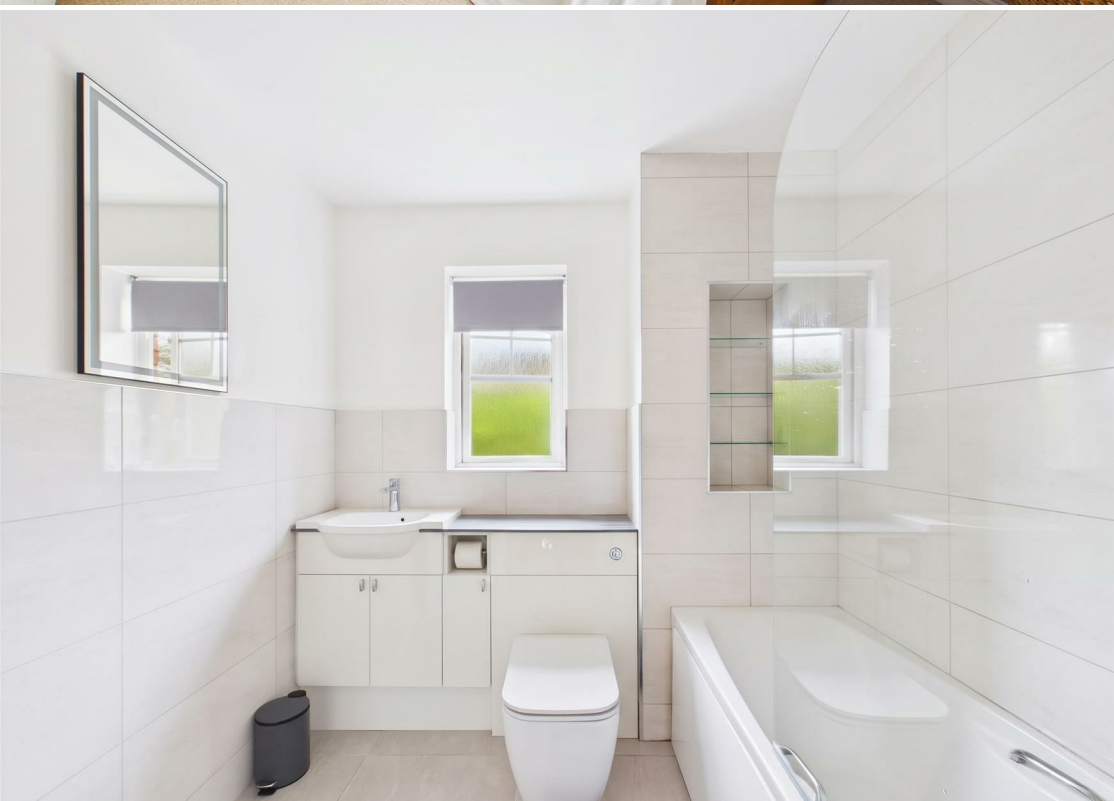
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

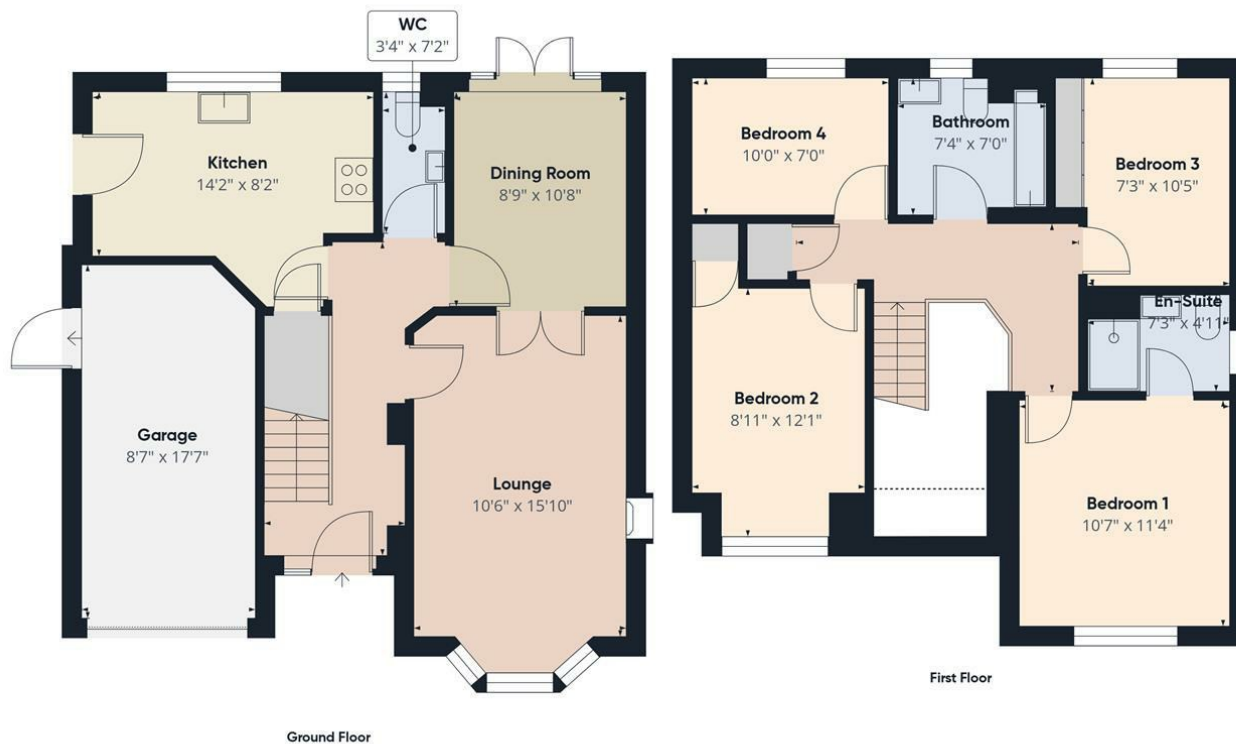
AGENT NOTES.

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





Approximate total area⁽¹⁾
1221 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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