



Ryedale, Elloughton, HU15 1SE  
Offers Over £230,000

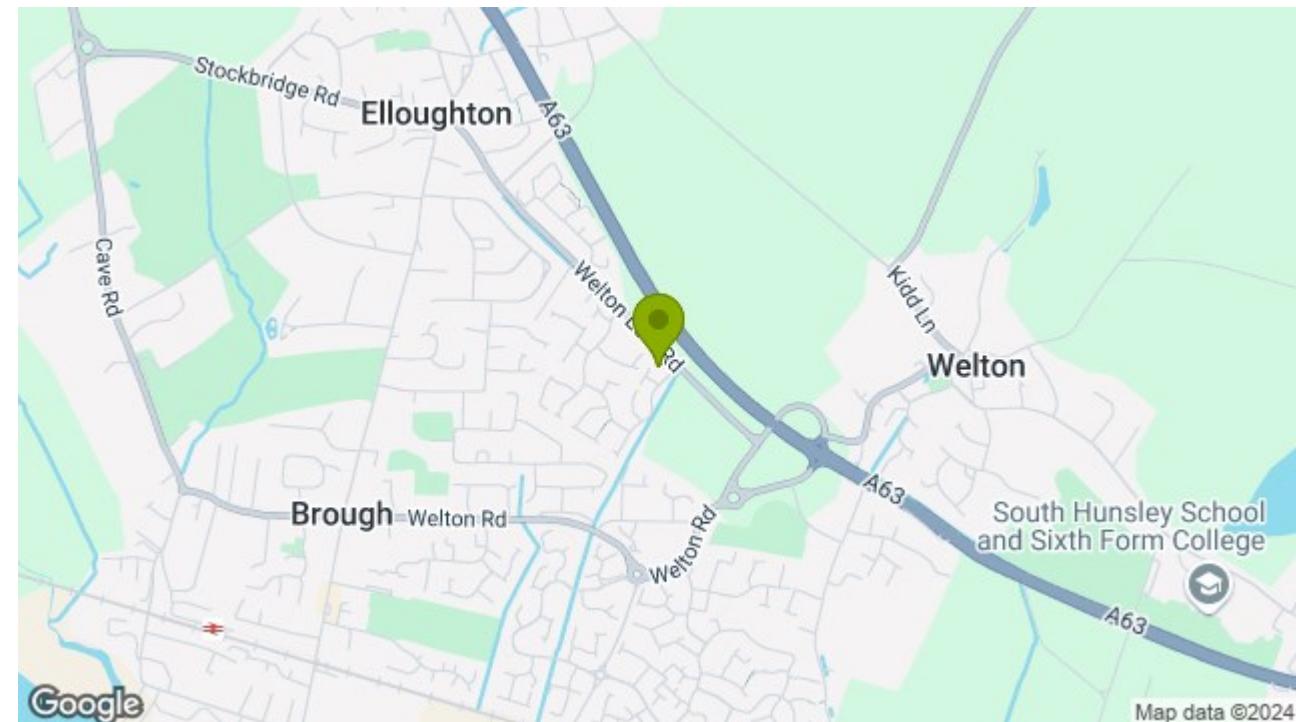
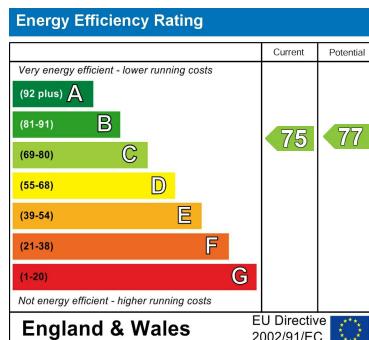
Philip  
**Bannister**  
Estate & Letting Agents

# Ryedale, Elloughton, HU15 1SE

Nestled in a quiet cul-de-sac within a very popular development in Elloughton, this superb 3 bedroom semi-detached property offers versatile and well presented living space. With superbly landscaped rear garden and a detached garage externally the property has so much to offer. Do not miss out.

## Key Features

- Semi-Detached Home
- Cul-De-Sac Location
- Highly Desirable Area
- Detached Garage
- 3 Reception Rooms
- Off-Street Parking
- Solar Panels (separate negotiation)
- EPC =





## ELLOUGHTON

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.

Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

## GROUND FLOOR;

### ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation with stairs off.

### LIVING ROOM

13'1 x 12'6 (3.99m x 3.81m )

A generous living room with laminate wood flooring, window to the front elevation and glazed French doors leading to the Dining Room.

### DINING ROOM

9'1 x 7'11 (2.77m x 2.41m )

A versatile reception space currently utilised as a Dining Area with laminate wood flooring, arch to the kitchen, glazed French doors leading to the conservatory and a storage cupboard off.

### KITCHEN

9'1 x 7'5 (2.77m x 2.26m )

With cream shaker wall and base units, laminated

work surfaces, upstands and undercounter lighting. Integrated appliances include Gas Hob, Electric Oven, extractor Hood and further plumbing for an Automatic Washing Machine and a slimline Dishwasher. Further benefitting from laminate wood flooring, window to the rear elevation and open to the Dining Room.

### CONSERVATORY

12'2 x 14'3 (3.71m x 4.34m )

A handy addition providing further reception space benefiting from an eco roof, windows to all elevations, radiator and French doors leading to the rear garden.

### FIRST FLOOR;

### BEDROOM 1

9'1 x 12'5 (2.77m x 3.78m )

A bedroom of double proportions with window to the rear elevation.

### BEDROOM 2

9'5 x 9'10 (2.87m x 3.00m )

A further double bedroom with window to the front elevation.

### BEDROOM 3

8'7 x 6'9 (2.62m x 2.06m )

A generous single bedroom with storage cupboard and a window to the front elevation.

### SHOWER ROOM

With a three piece suite comprising of a walk-in shower, low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, a heated towel rail and a window to the rear elevation.

### EXTERNAL;

## FRONT

With driveway providing off-street parking, pleasant lawn frontage and footpath leading to the property.

## REAR

Low maintenance rear garden laid mainly to block paving stones, raised sleeper beds and timber fencing.

## SOLAR PANELS

Privately owned. Available as separate negotiation.

## GARAGE

Detached single garage with up & over door, light & power supply.

## 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 replacement PVC double glazed frames.

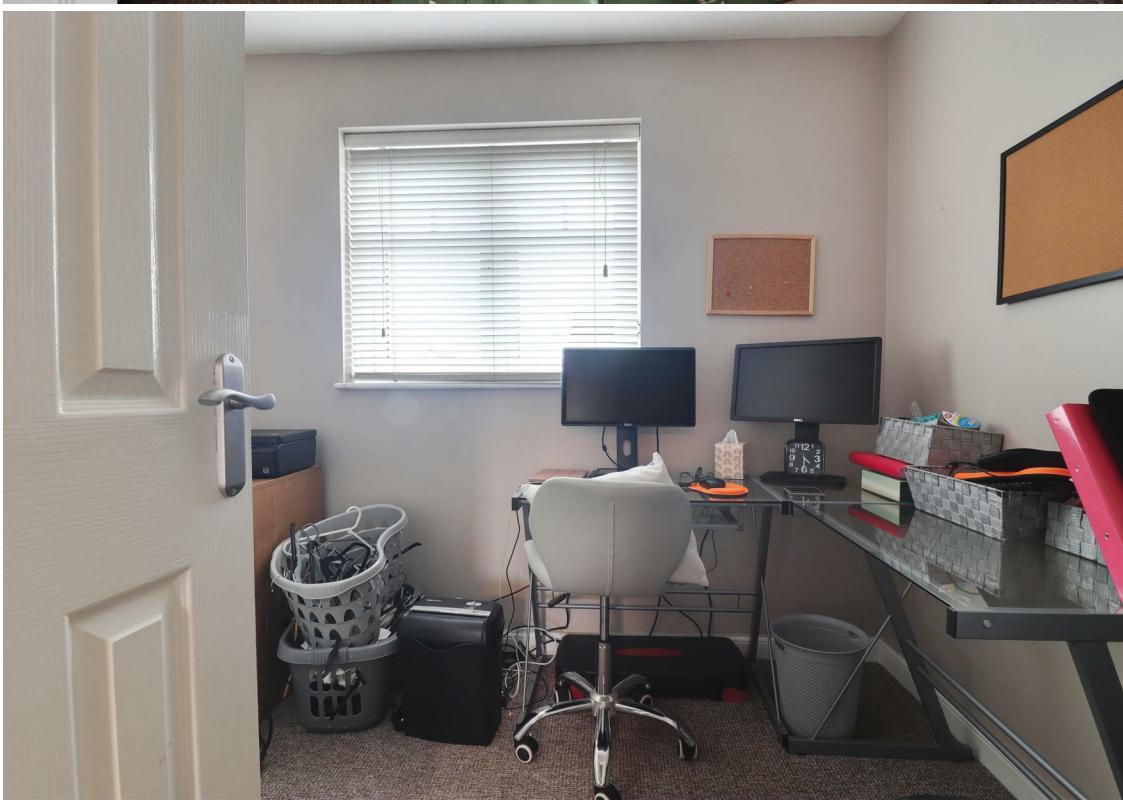
**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**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.



## 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 independent 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.

## AGENTS 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

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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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.1 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 misdescription. These details are intended for guidance only and should not be relied upon by 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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