



Elloughtonthorpe Way, Brough, HU15 1TJ  
£335,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Elloughtonthorpe Way, Brough, HU15 1TJ

## Key Features

- Spacious Detached Home
- 6 Good Sized Bedrooms
- 4 Bathrooms
- 2 Reception Rooms
- Southerly Rear Garden
- Ground Floor Cloakroom/WC
- Extensive Driveway Parking
- Integral Garage
- EPC =

This spacious three-storey family home boasts 6 generously sized bedrooms and 4 bathrooms, making it ideal for a large family. Positioned perfectly for local schooling, the property offers versatile accommodation with an entrance hall featuring a cloakroom/WC, a front-facing lounge with double doors leading to a dining room, and a fitted kitchen. The first floor comprises 4 bedrooms, including 2 with en-suites, and a family bathroom. The upper floor features 2 additional large bedrooms and a shower room. Outside, the home benefits from extensive parking on a block-paved driveway and a southerly garden to the rear, perfect for family gatherings and outdoor activities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
EU Directive 2002/91/EC		
England & Wales		









## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property, with solid oak flooring and a staircase leading to the first floor.

#### CLOAKROOM

With solid oak flooring, white suite incorporating low flush WC, pedestal wash hand basin. There are half tiled walls.

#### LOUNGE

16'1" x 10'8" (4.90 x 3.25)

A front facing reception room featuring an "Adam" style fire surround incorporating a marble inset, hearth and a coal effect gas fire. Part glazed double doors to:

#### DINING ROOM

10'8" x 10'1" (3.25 x 3.07)

With French doors leading to the rear garden.

#### KITCHEN

14'9" x 9'1" widens to 10'1" (4.50 x 2.77 widens to 3.07)

This kitchen offers a comprehensive range of white fronted wall and base floor and wall units with wine rack and contrasting work surfaces; integrated appliances including stainless steel fronted electric oven, gas hob unit, extractor hood, stainless steel 1.5 bowl sink unit and plumbing for a washing machine. A window to the rear, door to the side and access to a storage cupboard.

### FIRST FLOOR ACCOMMODATION

## LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

16'1" max x 10'8" (4.90 max x 3.25)

With fitted wardrobes, two windows to the front elevation and access to:

#### EN-SUITE

7'10" x 5'4" (2.39 x 1.63)

Fitted with a three piece white suite comprising plumbed shower cubicle, pedestal wash hand basin and a WC. There are tiled walls and a window to the side elevation.

#### BEDROOM 2

10'10" x 9'5" (3.30 x 2.87)

With fitted wardrobes, a window to the rear and access to:

#### EN-SUITE

5'9" x 5'4" (1.75 x 1.63)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a window to the rear elevation.

#### BEDROOM 3

8'8" x 7'11" (2.64 x 2.41)

With a window to the front.

#### BEDROOM 4

9'5" x 8'4" (2.87 x 2.54)

With a window to the rear.

#### BATHROOM

8'8" max x 7'7" (2.64 max x 2.31)

Incorporates a three piece suite comprising panelled bath with handheld mixer shower, pedestal wash hand basin a WC. There are tiled walls and a window to the side elevation.

## SECOND FLOOR ACCOMMODATION

### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 5

18'10" x 11'5" max to 7'7" (5.74 x 3.48 max to 2.31)

With fitted sliding wardrobes, a dormer style window to the front and a "Velux" skylight.

#### BEDROOM 6

18'10" x 10'10" max to 9'0" (5.74 x 3.30 max to 2.74)

With a window to the side elevation.

#### SHOWER ROOM

8'6" x 6'11" (2.59 x 2.11)

Incorporates a three piece suite comprising plumbed shower cubicle, pedestal wash hand basin a WC. There are tiled walls and a "Velux" skylight.

### OUTSIDE

#### EXTERNAL

To the front of the property is an extensive block paved driveway offering excellent parking facilities and an EV charger. The rear garden enjoys a southerly aspect and includes a paved patio, lawn and timber fencing with some hedging to the boundaries.

#### GARAGE

15'8" x 8'10" (4.78 x 2.69)

An integral garage features an up and over door, light and 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 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 F. (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.

## 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

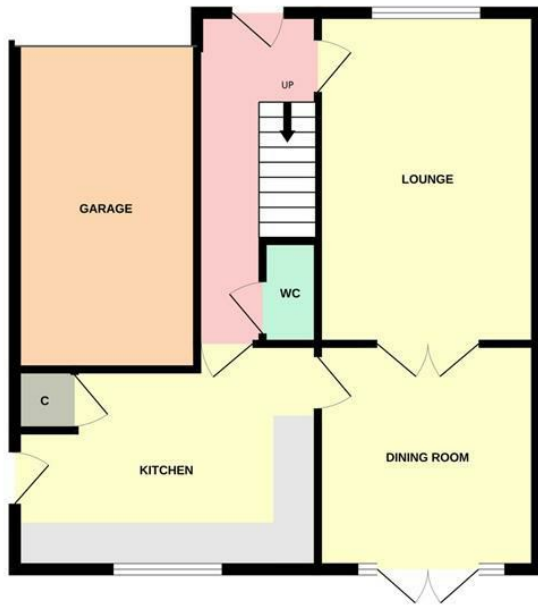








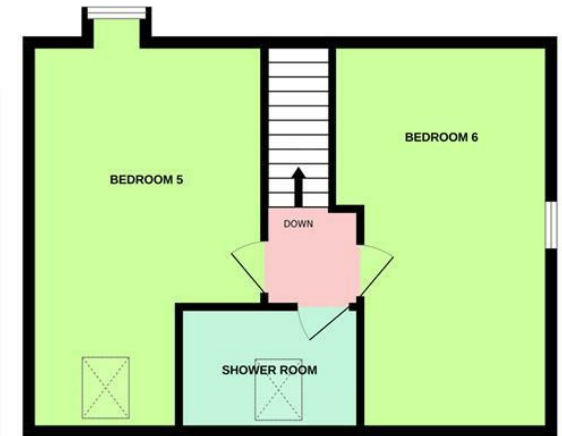
GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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