



Beech Road, Elloughton, HU15 1JR  
£330,000

  
**Philip  
Bannister**  
Estate & Letting Agents

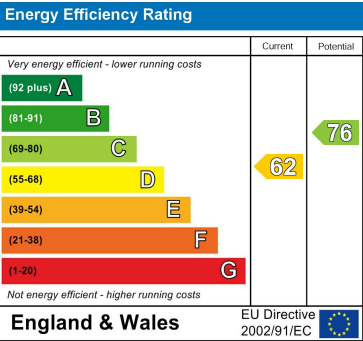


# Beech Road, Elloughton, HU15 1JR

NO CHAIN - A 3-bedroom detached bungalow, presented to the market with no chain, is situated in a sought-after location near the heart of the village. Enjoying a particularly wide frontage, the property boasts a delightful southerly aspect to the rear. The interior features three bedrooms, a spacious lounge diner, a welcoming conservatory, a well-appointed kitchen, and a convenient shower room. Outside, a sizable driveway leads to a detached double garage, offering ample parking space. The rear garden, partially walled, enjoys a southerly aspect and excellent privacy.

## Key Features

- NO CHAIN
- Detached Bungalow
- 3 Bedrooms
- Southerly Part Walled Garden
- Spacious Lounge Diner
- Conservatory
- Double Width Driveway
- Double Garage
- Popular Location
- EPC = D









## ACCOMMODATION

The property is arranged over a single storey and comprises:

### ENTRANCE HALL

Accessed through a residential entrance door, the spacious hallway has a cupboard to one corner which houses the gas fired boiler and there is internal access to:

### LOUNGE DINER

18'2" x 11'6" (5.56m x 3.51m)

A spacious rear facing lounge which opens to a dining area. The focal point of the lounge is a marble fireplace which house an electric fire. A window looks to the side and there is a window to the rear. A threshold leads to the dining area with laminate flooring and French doors opening to the rear garden.

### CONSERVATORY

12'11" x 9'8" (3.96m x 2.95m)

A brick and uPVC conservatory with laminate flooring, a reflective glazed roof and a door leading to the garden.

### KITCHEN

8'9" x 8'5" (2.69m x 2.57m)

An attractive range of modern gloss wall and base units which are mounted with contrasting worksurfaces beneath matching splashbacks. A host of integral appliances include an oven, four ring induction hob beneath a filter hood, dishwasher, fridge freezer and washing machine. There is a window to the side and a door leading from the driveway.

### BEDROOM 1

14'0" x 9'8" (4.27m x 2.97m)

A spacious double bedroom with fitted wardrobes

and overhead cupboards, laminate flooring and a built-in cupboard. A window to the front elevation.

### BEDROOM 2

10'11" x 8'9" (3.35m x 2.69m)

A second double bedroom with laminated floor, window to the front elevation and built-in cupboards.

### BEDROOM 3

8'2" x 7'4" (2.49m x 2.26m)

With a laminate floor and a window to the side elevation.

### SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC and a concealed flush WC, large walk-in shower area with both an overhead shower and a handheld shower. There is tiling to the walls and a window to the side elevation.

### OUTSIDE

The bungalow is approached across a block paved driveway which provides multiple parking and access to the large detached garage. A lawned garden extends to the front and one side. The particularly attractive rear garden enjoys a southerly aspect and is partially walled along the southern boundary. There is a combination of lawn, paved patio areas, paths and attractive borders. There is also a greenhouse and a shed.

### DOUBLE GARAGE

23'0" x 14'5" (7.01m x 4.39m)

The brick built detached double garage features an automated up and over entry door, two windows and a personnel door which can be accessed via the garden.

## 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 D. (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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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