



Monkton, Elloughton, HU15 1SJ
£950 Per Calendar Month


Philip
Bannister

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Key Features

- OFFERED UNFURNISHED
- 3 Bedroom Semi-Detached House
- Cul-De-Sac Location
- Private Rear Garden
- Dining Kitchen & Conservatory
- En-Suite To Bedroom 1
- Ground Floor Cloakroom/WC
- Side Driveway
- EPC - D
- Council Tax - C

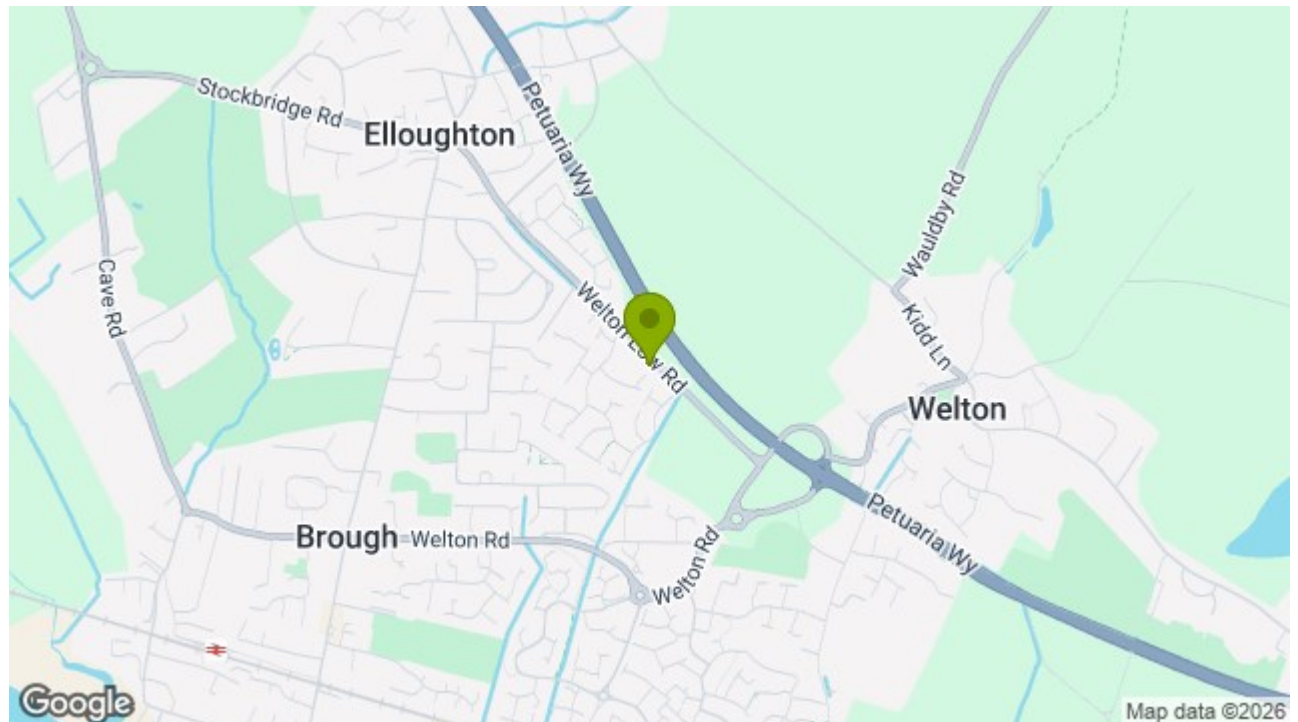
OFFERED UNFURNISHED - This well-presented three-bedroom semi-detached home is tucked away in a cul-de-sac within the ever-popular Lowerdale development.

The ground floor features an entrance hall with cloakroom/WC, a bay-fronted lounge, and an inner hallway with staircase and useful storage. This leads through to a dining room with an archway opening into a fitted kitchen, creating a sociable and practical layout. A conservatory, accessed from the dining room, overlooks the rear garden and provides additional living space.

Upstairs, there are three bedrooms, including a primary bedroom with fitted wardrobes and access to an en-suite shower room, alongside the house bathroom.

Externally, the property benefits from a gravelled front garden, a side driveway providing off-street parking, and a private rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway leads to the internal accommodation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LOUNGE

A bay fronted reception room with a feature fireplace housing an electric fire.

INNER HALLWAY

With a built-in cupboard and a staircase leading to the first floor accommodation.

DINING ROOM

With space for a dining room table and chairs. Double doors open to the conservatory and an archway leads to:

KITCHEN

The kitchen is fitted with a range of shaker style wall and base units which are mounted with modern worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include a newly installed oven, hob beneath an extractor hood and a fridge. There is space for two under counter appliances and a door leads from the driveway.

CONSERVATORY

Of brick and uPVC construction, there are views across the garden and French doors leading out.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A cupboard sits above the stairwell.

BEDROOM 1

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

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin with tiled splashbacks and a shower enclosure with a thermostatic shower and tiled inset. There is a window to the side elevation.

BEDROOM 2

With a window to the front elevation

BEDROOM 3

With a window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer tap. There is splashback tiling and a window to the side elevation.

OUTSIDE

To the front of the property there is a gravelled garden and a footpath leading from the driveway to the entrance door. To the rear there is a private garden which is mainly laid to lawn. There is a decked terrace to the rear of a timber shed, gravel area adjoining the property and established shrubbery.

DRIVEWAY

To the side of the property there is a tarmac and gravel driveway providing off street parking.

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).

TENANCY INFO

The tenancy will be an Assured Periodic Tenancy (APT).

Bond/Deposit equal to One Month's rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

VIEWINGS

Strictly by appointment with the sole agents.

AGENT NOTES.

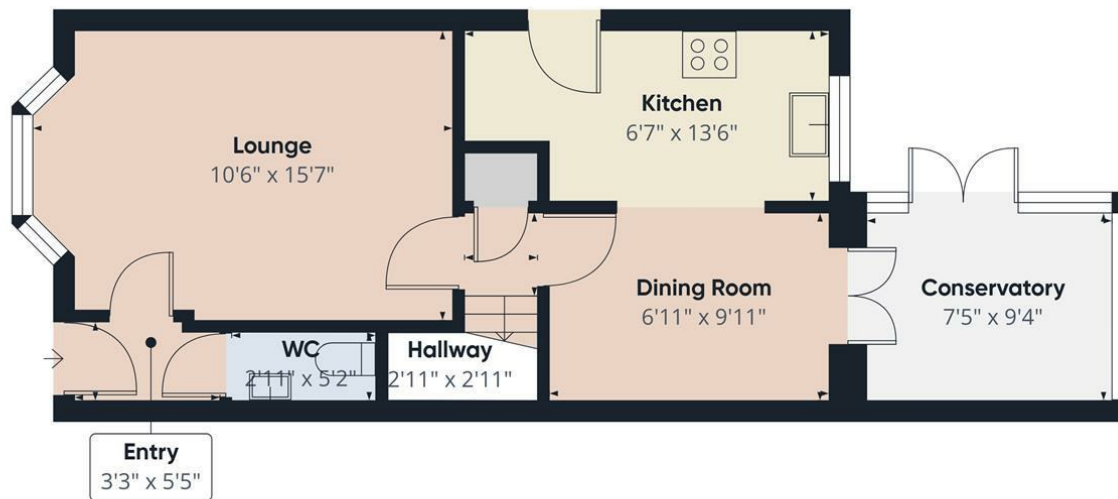
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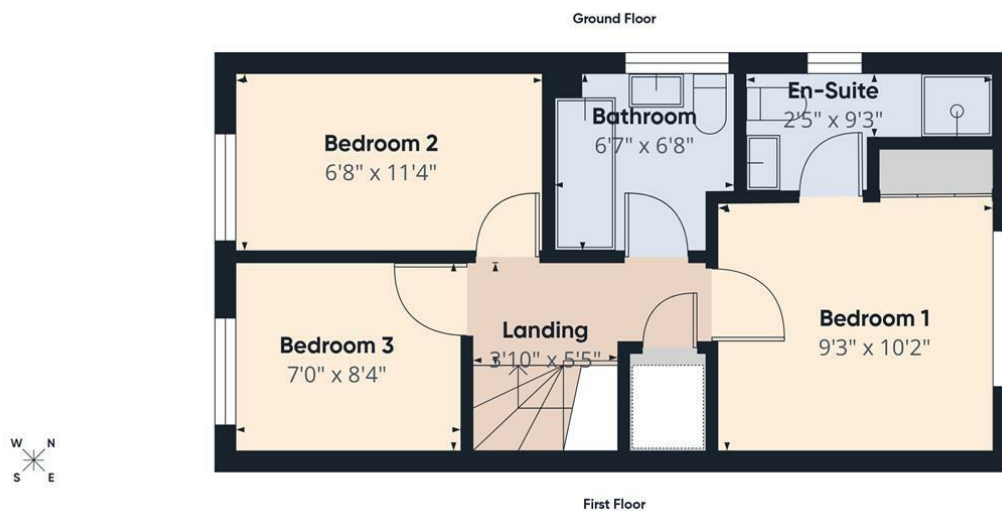
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Approximate total area^m
800 ft²



(1) Excluding balconies and terraces

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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