



Ryedale, Elloughton, HU15 1SE
£675 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - Situated on a popular cul-de-sac off Lowerdale, this well positioned property offers 2 Bedroom Semi-Detached accommodation comprising entrance hall, living room, breakfast kitchen, 2 fitted bedrooms and a bathroom. Outside there is driveway parking and a west facing rear garden.



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Key Features

- OFFERED UNFURNISHED
- Semi-Detached House
- Quiet Cul-de-sac
- 2 Bedrooms & Bathroom
- Living Room
- Breakfast Kitchen
- West Facing Rear Garden
- Side Drive For 2 Cars
- MUST BE VIEWED!
- ER - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C	73	
(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	

INTRODUCTION

Situated on a popular cul-de-sac off Lowerdale, this well positioned property offers 2 Bedroom Semi-detached accommodation with a west facing garden to the rear, the property features gas central heating & PVCu double glazing, Entrance Hall, Living Room, modern integrated Breakfast Kitchen with French doors opening to rear garden, 2 double fitted Bedrooms, bathroom with shower. There is a side drive providing off street parking

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.

ENTRANCE HALL

With radiator, stairway to first floor and access to:

LIVING ROOM

14'4" x 9'10" (4.37m x 3.00m)

With radiator, access to under stair cupboard, and french doors leading to :

BREAKFAST KITCHEN

12,10 x 9'1 (3.66m,3.05m x 2.77m)

This well fitted kitchen has wood fronted floor and

wall units with dark contrasting work surfaces and integrated appliances including stainless steel fronted electric oven, stainless steel gas hob unit, stainless steel extractor hood; plumbed for washer , 1.5 bowl stainless steel sink unit, laminated wood flooring, radiator in Breakfast Area and french doors leading to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

12'11" max x 10'5"

With fitted wardrobes, over stair cupboard and radiator.

BEDROOM 2

11'5 x 7'9 (3.48m x 2.36m)

With fitted wardrobes and radiator.

BATHROOM

With white suite incorporating shaped bath with curved shower screen & shower unit above, pedestal wash hand basin & low flush WC, radiator.

OUTSIDE

To the front of the property is a lawn area and a tarmac side drive offering parking for 2 cars.

To the rear, a large paved patio leads to a lawn and wooden shed.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months 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 (£155.76). 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 your application is successful, the holding deposit then forms part payment of your first months rent.

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 uPVC 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 B. (East Riding Of Yorkshire Council). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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 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: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



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