4 Ash Avenue, Elloughton, East Yorkshire, HU15 1LF

£169,950

• Semi-Detached Bungalow
• C/Heating & D/Glazing
• Walk Into Condition
• South Facing Garden
• Sought After Location
• Must Be Viewed!
• Two Bedrooms
• EPC=D
INTRODUCTION

This delightful semi-detached bungalow is offered for sale in walk-into condition being immaculately presented and there is no onward chain involved. The accommodation has been enhanced over the years with early viewing strongly recommended to fully appreciate the appeal of this home. Features include a hallway with large storage cupboards, rear lounge, two bedrooms and both a modern kitchen and shower room. The accommodation has the benefit of central heating and double glazing.

Outside gardens extend to front and rear, the rear of which enjoys a south facing aspect. A side drive provides good parking and there is a pre-constructional storage shed.

LOCATION

Ash Avenue is a residential cul-de-sac which leads directly off Hunter Road which can be approached from Elloughton Road or Beech Road. The village of Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. There are a number of local shops within the village with more extensive facilities to be found in the neighbouring village of Brough including a Morrisons supermarket. Brough also has its own mainline railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Spacious hallway with useful storage cupboards to one side.

LOUNGE

15'9" x 11'3" approx (4.80m x 3.43m approx)
With feature fire surround having a marble hearth and back plate housing “living flame” gas fire, windows and central double doors leading out to the garden.
**KITCHEN**

9'6" x 7'5" approx (2.90m x 2.26m approx)
Having a selection of fitted units with roll top work surfaces with one and a half sink and drainer, integrated double oven, four ring gas hob with extractor hood over, washer dryer, tiled surround, window to rear garden.

**BEDROOM 1**

10'4" x 9'4" approx (3.15m x 2.84m approx)
With wardrobe and bow window to front elevation.

**BEDROOM 2**

12'8" x 10'4" approx (3.86m x 3.15m approx)
Bow window to front elevation.
**SHOWER ROOM**

Formally a bathroom, the modern suite comprises fitted furniture with concealed flush W.C. and wash hand basin, shower enclosure, tiling to the walls.

**OUTSIDE**

A lawned garden extends to the front and a side drive provides good parking. Whilst there isn’t currently a garage there is a pre-constructional storage shed to the bottom of the driveway. The rear garden enjoys a southerly aspect and is mainly lawned.

**TENURE**

Freehold

**COUNCIL TAX BAND**

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS**

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

**VIEWING**

Strictly by appointment through the agent. Brough Office 01482 669982.
AGENTS NOTE
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ............DAY/DATE ............................................ SELLERS NAME(S) ....................................................................

NAEA
The Property Ombudsman
OnTheMarket.com
Ground Floor
Approx. 56.4 sq. metres (607.3 sq. feet)

Bedroom 1
3.86m x 3.16m
(12'8" x 10'4")

Bedroom 1
3.15m x 2.85m
(10'4" x 9'4")

Lounge
4.80m x 3.44m
(15'9" x 11'3")

Hall

Shower Room

Kitchen

Total area: approx. 56.4 sq. metres (607.3 sq. feet)