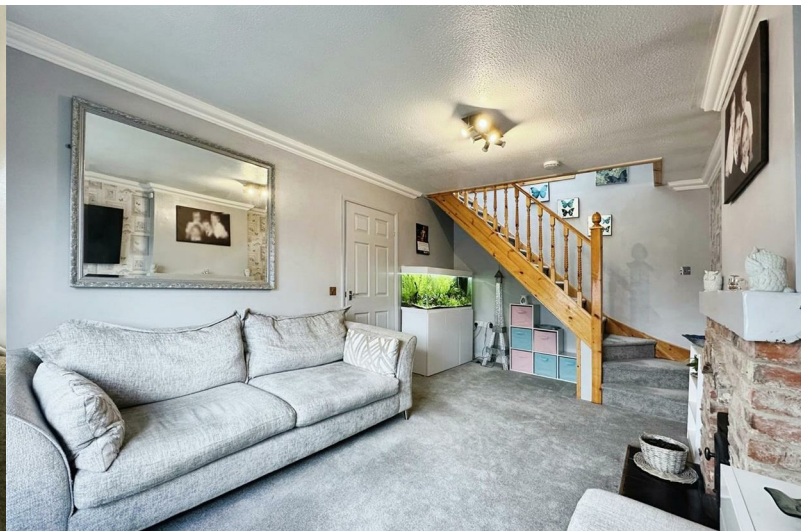




**29 Manor Drive**  
Elloughton, HU15 1JA

£265,000





# 29 Manor Drive

, Elloughton, HU15 1JA

£265,000



## Summary

Welcome to Manor Drive, Elloughton - a sought after village location perfect for those seeking a peaceful retreat. This delightful, modern detached bungalow, offers a cosy yet spacious living space with multi-fuel burner, two well proportioned bedrooms, modern kitchen and accessible bathroom, all on one level, plus a fixed staircase to a useful boarded loft space with roof windows and built in storage.

Externally, ample parking is provided via the side driveway and single garage. The rear garden can be accessed via both sides of the property, is mainly gravelled and with a raised pond and storage shed.

Located in the popular village of Elloughton, you'll have all the necessary amenities within reach while enjoying the tranquillity of village life. Don't miss out on the opportunity to make this charming bungalow your new home sweet home in the heart of Elloughton.

Contact our office to book your viewing now!

## Ground Floor:

### Entrance Hallway

A welcoming entrance into this lovely home, via double glazed door, with UPVC double glazed window to the side, laminate flooring, radiator and access to all first floor rooms.

## Lounge

17'2" x 10'1" (5.24m x 3.08m)

A spacious and light room with UPVC double glazed bow window to the front, multi-fuel burner, set within brick chimney breast, fixed staircase up to the loft room, carpet flooring and radiator.

## Kitchen

9'9" x 8'6" (2.99m x 2.60m)

With UPVC double glazed window to the front. Fitted with a range of base and wall mounted units, granite worksurfaces, UPVC cladding to the splashback areas, inset stainless steel sink unit, inset four ring gas hob with extractor over, built in electric oven and space for free standing washing machine and American fridge/freezer.

## Bedroom One

13'3" x 10'0" (4.05m x 3.07m)

A generous double bedroom with UPVC double glazed French doors to the rear, carpet flooring and radiator.

## Bedroom Two

9'10" x 9'4" (3.02m x 2.85m)

Second bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

## Bathroom

7'8" x 5'7" (2.36m x 1.71m)

With UPVC double glazed window to the side. Fitted with a modern three-piece suite in comprising, walk in shower cubicle, sink inset within vanity unit unit with storage, low level WC with concealed cistern. With UPVC cladded walls and radiator.

## Second Floor:

Tel: 01482 322411

## Loft

22'2" x 12'0" (6.76m x 3.66m)

A boarded loft, accessed via fixed staircase from the lounge, with 3 roof windows, fitted wardrobes, radiator and carpet flooring.

## Externally

Outside to the front is an open plan, planted garden, to the side is ample off street parking for multiple cars and a detached garage. To the rear is a low maintenance garden, which can be accessed via both sides of the property. Mainly gravelled and with a raised pond with a bar area, planted border and large shed.

## Council Tax Band

We have been advised the property is council tax band C, Payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

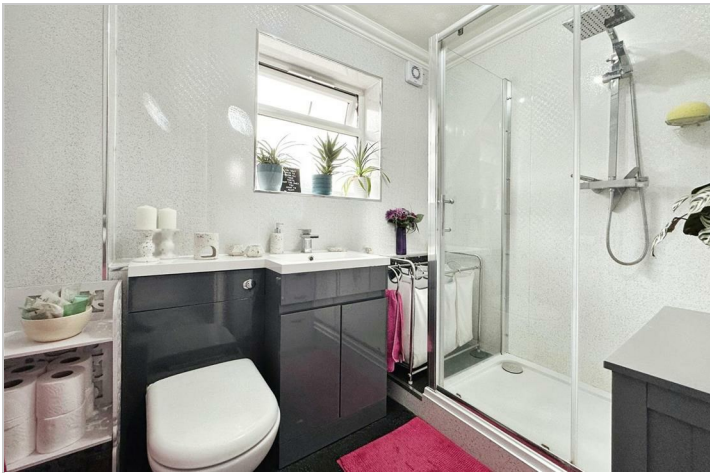
Tenure:

Freehold

Disclaimer:

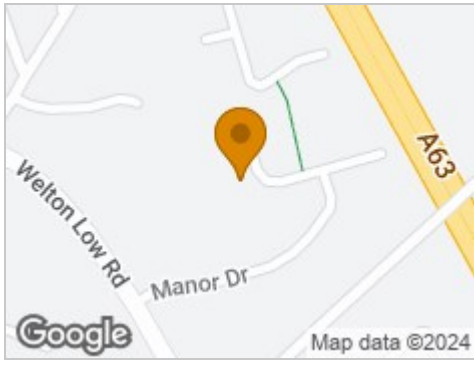
Any information in relation to the length of lease,

service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.





## Road Map



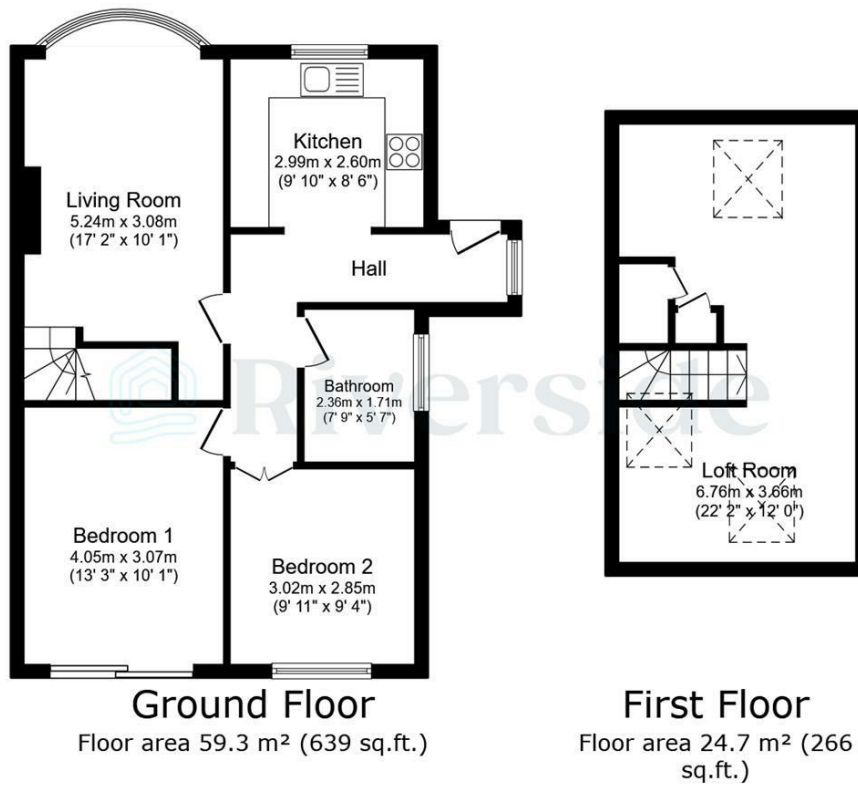
## Hybrid Map



## Terrain Map



## Floor Plan



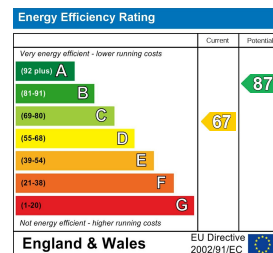
TOTAL: 84.1 m<sup>2</sup> (905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.