



Mill Lane, Elloughton, HU15 1JL
£299,995

Philip
Bannister
Estate & Letting Agents

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Key Features

- NO CHAIN
- Traditional Bay Fronted Home
- Sought After Location
- 3 Fitted Bedrooms
- 2 Formal Reception Rooms
- 2 Bath/Shower Rooms
- Attractive Gardens
- Gated Driveway & Garage
- Attractive Street Scene
- ER - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Nestled in a sought-after location, this beautiful traditional bay fronted semi-detached house forms part of a captivating street scene. Impeccably presented, the property boasts two versatile and tastefully appointed reception rooms, the integral kitchen, equipped with top-of-the-line NEFF appliances, is positioned to the rear of the house. A contemporary shower room is located to the ground floor in addition to a first floor bathroom which features a luxurious spa bath. The three bedrooms all include a range of fitted furniture. Outside, there are mature and attractive gardens to the front and side of the property, while the gated driveway leads to the garage providing convenient parking options. This delightful residence is a true gem, one not to be missed.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A recessed porch leads to a uPVC residential door. The entrance hall features a staircase to the first floor with a cupboard beneath and laminate floor runs throughout.

RECEPTION ROOM

12' x 12' + bay (3.66m x 3.66m + bay)
A formal bay fronted reception room with a beautiful gas fire housed within an attractive surround. The room offers a versatile living space and there is a continuation of the laminated floor.

RECEPTION ROOM

11'10 x 14'10 + bay (3.61m x 4.52m + bay)
A second reception room with French doors within a bay which leads to the garden. A feature fireplace houses a living flame gas fire and there is a continuation of the laminate flooring.

SHOWER ROOM

4'5 x 8'10 (1.35m x 2.69m)
A contemporary shower room which is fitted with a three piece suite comprising shower enclosure with Aqualisa shower, wall mounted vanity wash basin and a WC. There is tiling to the walls and floor along with a chrome ladder style radiator.

KITCHEN

15'5 x 7'2 (4.70m x 2.18m)
The kitchen is fitted with a range of solid wood wall and base units which are mounted with marble effect worksurfaces beneath a tiled splashbacks. A 1

1/2 bowl sink unit sits beneath a window to the rear elevation, a range of integral NĒFF appliances include a double oven/grill, ceramic hob, washing machine, dishwasher and a fridge freezer. A tiled floor runs throughout and there is a door leading to the side of the property.

FIRST FLOOR

BEDROOM 1

10'9 x 10'1 (3.28m x 3.07m)
The master bedroom is positioned to the front of the property with a bay to the elevation. There are a range of fitted wardrobes.

BEDROOM 2

11'5 x 10'8 (3.48m x 3.25m)
A second double bedroom which is positioned to the rear of the property. There are fitted wardrobes to one wall.

BEDROOM 3

7'7 x 7'10 (2.31m x 2.39m)
The third bedroom is positioned to the front of the property with an oriel window to the elevation. There are fitted wardrobes and a desk to one corner.

BATHROOM

6'7 x 6'3 (2.01m x 1.91m)
The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a spa bath. There is tiling to the walls, a chrome heated towel rail and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a wrought iron gate and footpath which leads to the property.

SIDE GARDEN

A well tended side garden is mainly laid to lawn with privacy hedging to the perimeter. There are well stocked borders which are filled with a variety of shrubs and plants.

DRIVEWAY & GARAGE

A gated driveway provides excellent of street parking provisions and leads to a detached garage. The pre-fabricated garage features an up and over door, light and power.

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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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.

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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

1ST FLOOR



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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