



Beech Road, Elloughton, HU15 1JY  
£270,000


Philip  
**Bannister**  
Estate & Letting Agents



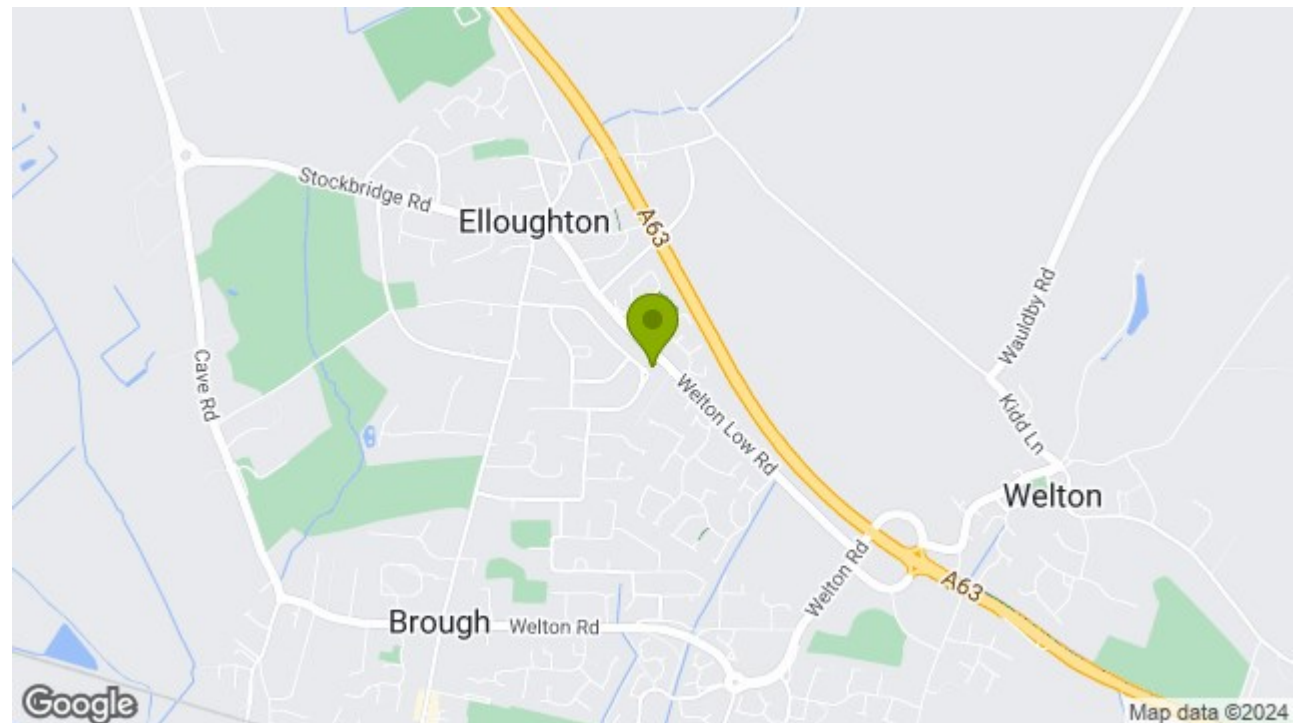
# Beech Road, Elloughton, HU15 1JY

## Key Features

- NO CHAIN
- Detached Bungalow
- 3 Bedrooms + 2 Loft Rooms
- Versatile Accommodation
- Large Rear Garden
- Corner Position Within Popular Street
- Driveway & Garage
- Potential For Improvement
- ER - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

NO CHAIN - A versatile 3-bedroom detached bungalow, offering a wealth of possibilities for the discerning homeowner. Situated on a corner plot, the property boasts two additional loft rooms, ready to adapt to your specific needs - be it a home office, hobby space, or extra bedrooms\*. The generous rear garden stands out as a true highlight, providing ample space for outdoor activities with benefits from a sense of privacy. Inside, you'll find a cosy living room, kitchen, and a bathroom. A front garden leads to a driveway with off street parking and a garage. With potential for improvement, the home allows you to tailor it to your tastes and preferences and is offered to the market with no onward chain.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The entrance hall gives access to the internal accommodation and there is a built-in cupboard.

#### LOUNGE

12'10 x 15'10 (3.91m x 4.83m)

The front facing reception room features a bay window to the elevation, feature fireplace and a staircase leading to the first floor.

#### KITCHEN

8'9 x 8'10 (2.67m x 2.69m)

The fitted kitchen comprises a range of wall and base units mounted with worksurfaces and a tiled splashback. There is space for a fridge freezer, integral oven, hob and extractor hood, stainless steel sink unit and space and plumbing for an automatic washing machine. An external door leads to the side of the property.

#### BATHROOM

7'11 x 5'5 (2.41m x 1.65m)

The bathroom is fitted with a three piece suite comprising WC, wash basin and a bath with shower over. There is tiling to the walls and two windows to the side elevation.

#### BEDROOM 3

7'6 x 8'11 (2.29m x 2.72m)

Located to the rear of the property with a window overlooking the garden.

#### BEDROOM 2

9'10 x 9'10 (3.00m x 3.00m)

With a window overlooking the rear garden.

#### BEDROOM 1

12'10 x 10'5 (3.91m x 3.18m)

A further ground floor bedroom with a window overlooking the rear garden. There is a built-in cupboard/wardrobe.

### FIRST FLOOR

#### LANDING

With access to the first floor loft rooms and a window to the rear.

#### LOFT ROOM 1

With a dormer window to the rear.

#### LOFT ROOM 2

With a dormer window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a driveway providing off street parking.

### REAR

The generous rear garden is a real feature of the property. The garden offers excellent privacy and is a great size, mainly laid to lawn with herbaceous borders.

### GARAGE

The garage is attached to the front of the property and features an up and over door, side personnel 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.

COUNCIL TAX - Council Tax Band 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.

\*

Subject to obtaining building regulation approval to alter the first floor to a "habitable space."

### 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.

### AGENT 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 NTSTEAT 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



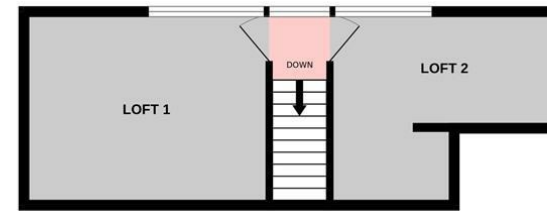




GROUND FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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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