



Hunter Road, Elloughton, HU15 1LB  
£315,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Hunter Road, Elloughton, HU15 1LB

NO CHAIN - This spacious detached 3-bedroom bungalow, offered with no onward chain, features well-maintained accommodation having been neutrally decorated and flooring installed in recent years. The property boasts a welcoming entrance hall, a generously sized lounge offering views of the rear garden, a modern fitted dining kitchen, three comfortably proportioned bedrooms, and a family bathroom. Outside, the property is surrounded by gardens to the front and rear, while a substantial driveway ensures ample parking space and leads to a garage.

## Key Features

- NO ONWARD CHAIN
- Spacious Detached Bungalow
- 3 Excellent Sized Bedrooms
- Modern Fitted Dining Kitchen
- Generous Lounge
- Well Appointed Bathroom
- Front & Rear Gardens
- Driveway & Garage
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, this spacious and most welcoming hallway leads to the internal accommodation. There are two storage cupboards and a laminated floor runs throughout.

#### LOUNGE

16'0" x 11'10" (4.89m x 3.62m)

A generous lounge enjoying views of the rear garden through sliding patio doors. There is a continuation of the laminated flooring.

#### DINING KITCHEN

11'10" x 9'6" (3.62m x 2.90m)

The recently fitted dining kitchen comprises a series of grey wall and base units which are mounted with "butchers block" worksurfaces with matching upstands. A stainless steel sink unit sits beneath a window to the rear elevation and there is an integral oven, ceramic hob beneath a stainless steel splashback and extractor hood. There is also space for a washing machine and fridge freezer along with room for a dining/breakfast table. A continuation of the laminated floor runs throughout and there is a door leading to the driveway.

#### BEDROOM 1

11'11" x 11'10" (3.64m x 3.63m)

A double bedroom positioned to the front of the property with a window to the elevation.

#### BEDROOM 2

11'0" x 8'4" (3.37m x 2.56m)

A second double bedroom to the front of the property with a window to the elevation.

#### BEDROOM 3

11'10" x 8'9" (3.62m x 2.67m)

A further generous bedroom which could be utilised as a second sitting room or study.

#### BATHROOM

A well appointed bathroom which is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with hand held shower attachment and electric shower over. There is tiling to the walls, chrome heated towel rail, two windows to the side elevation.

#### OUTSIDE

To the front of the property is a lawned garden with a low level wall and bushes to the perimeter. A side access gate leads into the rear garden which is mainly laid to lawn and has a paved area adjacent to the property. There is fencing and mature shrubbery to the boundary.

#### DRIVEWAY & GARAGE

A large gravelled driveway provides excellent off street parking provisions which in turn leads to a single garage. The garage is equipped with light, power and up and over door.

#### 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

majority PVC 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 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.

#### AGENT NOTES.



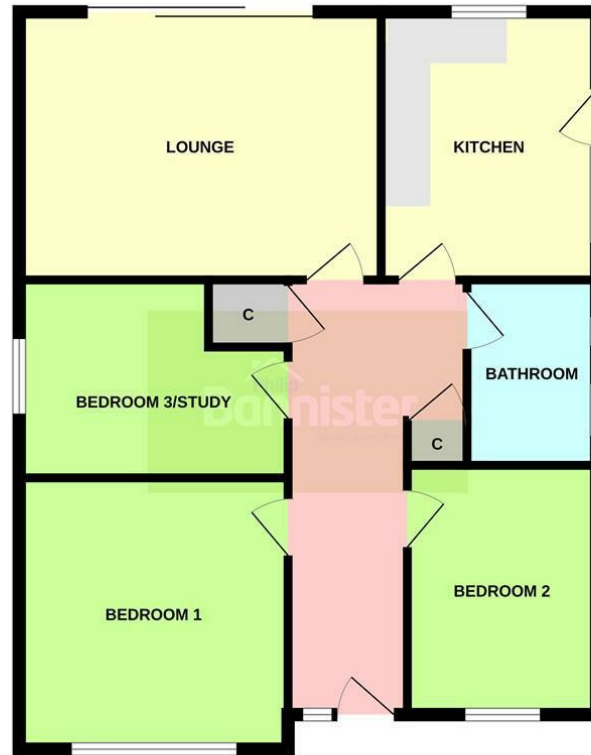
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In compliance with NTSTEAT Guidance on Referral

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  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

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