



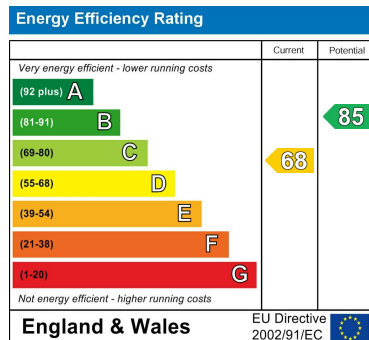
Manor Drive, Elloughton, HU15 1JA
£289,950

Philip
Bannister
Estate & Letting Agents

Manor Drive, Elloughton, HU15 1JA

Key Features

- Attractive Semi-Detached Home
- Deceptively Spacious
- 3 Good Sized Bedrooms
- 2 Reception Rooms + Fabulous Garden Room
- Recently Installed Fitted Kitchen
- 2 Bath/Shower Rooms
- Block Paved Driveway
- Detached Garage
- Private Rear Garden
- EPC - D



SPACIOUS 3 BEDROOM HOME WITH A FABULOUS GARDEN ROOM OVERLOOKING THE PRIVATE REAR GARDEN - This attractive 3 bedroom home is deceptively spacious and includes an impressive garden room which overlooks the private rear garden. Located towards the centre of the village and providing an excellent range of family sized accommodation which includes a welcoming entrance hall with a bathroom off, two reception rooms include a living room and dining room which in turn opens to the garden room and there is a recently installed fitted kitchen. At first floor level there are 3 generous bedrooms and a contemporary shower room. Outside there is extensive parking to the front with a block paved drive leading to a detached garage. At the rear there is a well tended rear garden affording great privacy.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential door, having a staircase which leads to the first floor and a cloakroom/wc beneath

BATHROOM

The recently fitted bathroom features a three piece suite comprising WC, vanity wash basin and panelled bath. There are half tiled walls and a window to the side elevation.

LIVING ROOM

17'1 x 11'4 (5.21m x 3.45m)

A spacious and attractive reception room having a beautiful marble feature fireplace housing an electric fire. A large window is to the front elevation and glazed double doors open to:

DINING ROOM

11'1 x 11'3 (3.38m x 3.43m)

Allowing ample space for a dining room suite, there is a wooden floor throughout and wall mounted electric fire with interactive display. Opening to:

GARDEN ROOM

11'6 x 10' (3.51m x 3.05m)

A fabulous edition to the rear of the property, constructed of a brick base beneath uPVC units and a vaulted ceiling. There are French doors that open to the rear garden and a side personnel door

KITCHEN

12'9 x 7'9 (3.89m x 2.36m)

The recently fitted kitchen comprises a range of

cream fronted wall and base units mounted with contrasting work surfaces beneath a tiled splashback. A black composite sink unit sits beneath a window to the side elevation and integrated appliances which include a double oven, ceramic hob beneath an extractor hood and fridge freezer. There is space and plumbing for an automatic washing machine and a second under counter appliance. A glazed door opens to the rear

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. There is a window to the side elevation and hatch to a boarded loft with light and power

BEDROOM 1

12'11 x 11'5 (3.94m x 3.48m)

A bedroom of double proportions with a window to the front elevation

BEDROOM 2

12'9 x 11'6 (3.89m x 3.51m)

A second double bedroom with a window to the rear elevation

BEDROOM 3

9'1 x 7'9 (2.77m x 2.36m)

A generous third bedroom with a window to the rear elevation

SHOWER ROOM

8'4 max x 7'8 max (2.54m max x 2.34m max)

A modern fitted shower room with a contemporary three piece suite comprising WC, wash basin and large shower enclosure. There are tiled walls, a built in storage cupboard and a window to the front elevation

OUTSIDE

FRONT

To the front of the property there are excellent off street parking facilities with a block paved driveway and gravelled area

REAR

The attractive and well tended rear garden offers excellent privacy and features a sandstone patio adjoining the property with a shaped lawn beyond. A further block paved patio leads to the bottom of the garden and there is fencing to the perimeter and a timber shed

GARAGE

A detached brick garage is located to towards the bottom of the driveway and features an up and over door, light and power. There is a personnel door to the side, uPVC window and a GRP roof

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 C. (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 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 I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100





GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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