



**14 & 14a
Church View | Elloughton | HU15 1HS**

£695,500

14 & 14a Church View, Elloughton, HU15 1HS

NO CHAIN - Standing at the head of a small cul-de-sac close to the centre of the village is this spacious detached executive residence. Boasting five generously proportioned double bedrooms, the dwelling goes above and beyond with the inclusion of a self-contained one-bedroom annex—a versatile space ideal for accommodating extended family, providing a rental or holiday let opportunity, or even serving as a potential business venture (subject to consents). The ground floor of the main residence features two elegant reception rooms, a modern breakfast kitchen adorned with granite worksurfaces, and a convenient cloaks/wc. Ascending to the first floor reveals the five double bedrooms, with the master bedroom benefiting from en-suite facilities, complemented by a well-appointed family bathroom.

The annex, accessible through its dedicated entrance or the main residence's entrance hall, offers a lifestyle of its own. With a large lounge diner, a fitted bedroom, a well-equipped kitchen, and a shower room, it presents an autonomous living space that seamlessly integrates with the main residence or operates independently.

Outside, the property features an expansive block-paved driveway providing extensive parking, leading to two oversized double garages. The rear features a lawned garden and a delightful patio entertaining area—a perfect setting for relaxation and social gatherings.

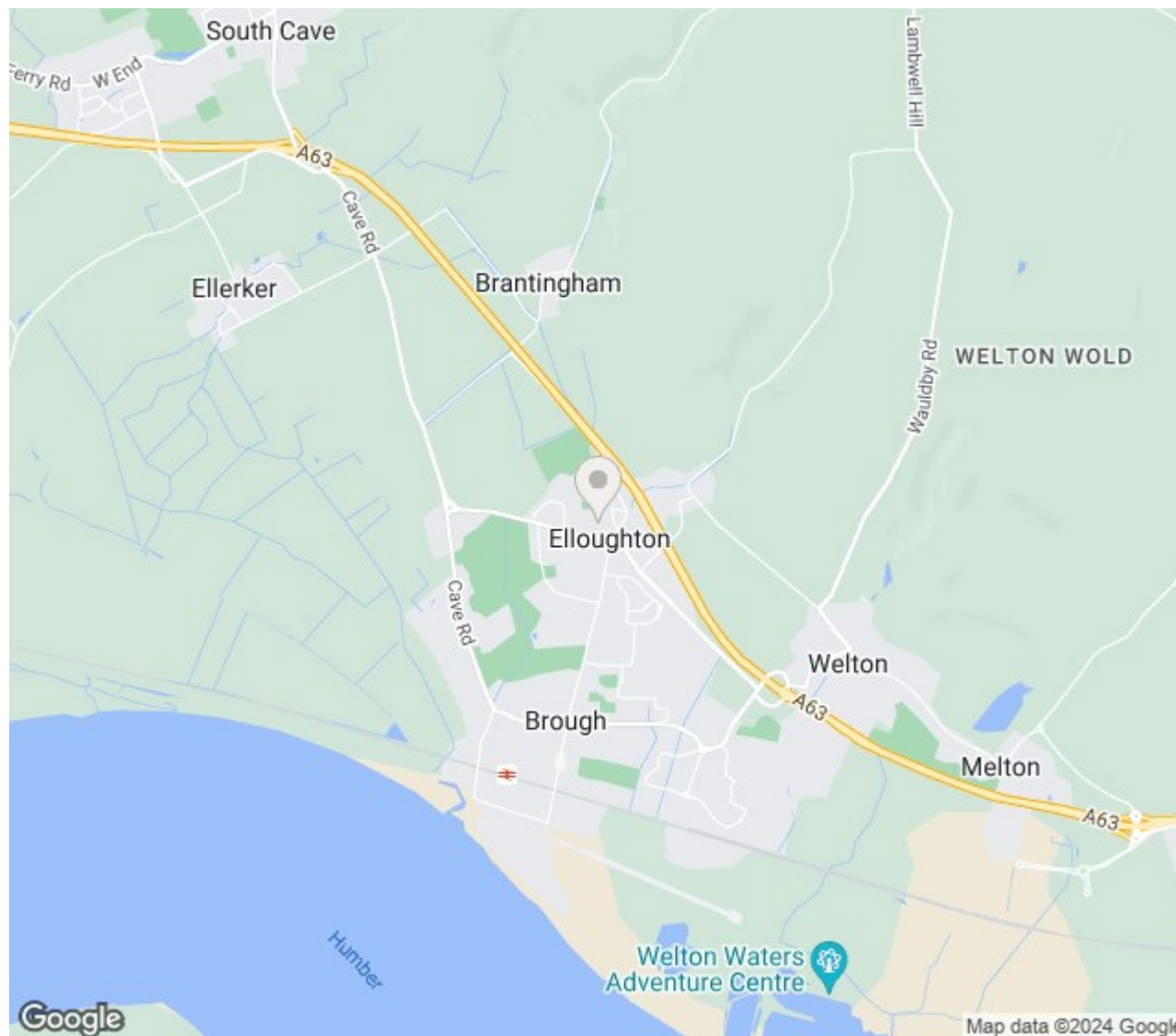
The property is offered to the market with no onward chain.

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Key Features

- Exclusive Detached Residence
- 5 Double Bedrooms
- Additional 1 Bedroom Self Contained Annex - With Potential Income Stream
- Modern Kitchen With Granite Worksurfaces
- 2 Reception Rooms
- 2 Large Double Garages
- Extensive Parking Facilities
- Cul-De-Sac Position Close To Village Centre
- Attractive Gardens
- EPC's = D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ACCOMMODATION

The main residence is split over two floors in addition to a ground floor annex.

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor, having a door beneath which provides private access to the annex.

LOUNGE

13'10 x 15'11 (4.22m x 4.85m)

A well proportioned reception room which centres around a stunning fireplace which houses a recessed log burning stove with a tiled hearth and surround beneath a reclaimed timber mantle. There are sliding patio doors which open to the garden and an archway to:

DINING ROOM

20' x 11'9 (6.10m x 3.58m)

A second generous reception room with ample space for a large dining suite. There are French doors opening to the rear garden and an opening to:

BREAKFAST KITCHEN

17'0 x 12'5 (5.18m x 3.78m)

The impressive kitchen is fitted with a comprehensive range of base and tall larder units including a central island with an overhanging breakfast bar. The base units are mounted with high quality granite worksurfaces, matching upstands and a recessed sink unit with swan neck mixer tap. There are integral appliances which include BOSCH twin ovens with warming drawers, 5 ring gas hob beneath an extractor hood, fridge, freezer and dishwasher.

LOBBY

A rear lobby has a door leading to the garage.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard, access to a boarded loft space.

MASTER BEDROOM

24'6 max x 17'8 max (7.47m max x 5.38m max)

This generously proportioned master bedroom is fitted with a range of furniture including wardrobes, drawers and a dressing table. There is a built-in airing cupboard and some fabulous views towards Elloughton Dale.

EN-SUITE

The luxurious en-suite is fitted with a four piece suite comprising WC, vanity wash basin within a fixed unit, a walk-in wet room and a spa bath. There is tiling to the walls and floor and a heated towel rail.

BEDROOM 2

19'10 x 11'8 (6.05m x 3.56m)

A large double bedroom.

BEDROOM 3

13'10 x 11'8 (4.22m x 3.56m)

A generous bedroom with fitted wardrobes and overhead units.

BEDROOM 4

9' x 12'5 (2.74m x 3.78m)

A further double bedroom.

BEDROOM 5

13'10 x 9' (4.22m x 2.74m)

A fifth double bedroom with a fitted wardrobe.

BATHROOM

A modern bathroom fitted with a contemporary suite comprising WC, vanity wash basin within a fixed unit and a shaped bath with glazed screen and shower over. There are splashboards to the walls and a heated towel rail.











ANNEX

Attached to the property with it's own individual access along with access from the main accommodation.

ACCOMMODATION

Arranged over a single storey and comprising:

LOUNGE DINER

18'5 max x 17'10 max (5.61m max x 5.44m max)

A spacious reception room with sliding patio doors opening to the garden and an archway leading to a dining area.

KITCHEN

7'8 x 13' (2.34m x 3.96m)

A fitted kitchen featuring a a selection of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the front elevation along with an individual access door. There is a fitted oven and grill, gas hob beneath a concealed extractor and space and plumbing for a dishwasher.

BEDROOM

17'10 x 12'3 (5.44m x 3.73m)

A large bedroom with a range of fitted wardrobes and drawers. There are sliding patio doors opening to the garden and there is a large store off.

SHOWER ROOM

A tiled shower room is fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a WC. There is plumbing for an automatic washing machine and space for a tumble dryer.

OUTSIDE

FRONT

To the front of the property there is a wide block paved driveway which provides extensive parking for a number of vehicles. The driveway leads to two double garage and there is access to:

REAR GARDEN

The rear garden is an excellent size and is mainly laid to lawn. There is a large patio area adjacent to the property which continues along a footpath to a timber shed. A generous resin patio is also adjacent to the property and provides an ideal entertaining space with a timber and corrugated plastic pergola. To the westerly side of the property there is a garden area with artificial turf and doors leading to the rear of the garages.

DOUBLE GARAGE

24' x 18' (7.32m x 5.49m)

A generous sized double garage with an electric up and over door, a personnel door to the rear and internal access from the property. A wall mounted boiler is within a utility space which includes plumbing for an automatic washing machine and space for a dryer. An opening leads to:

DOUBLE GARAGE

17' x 26'8 (5.18m x 8.13m)

With a double electric up and over door and useful eaves storage.

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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for No. 14 is D and 14a is A. (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.

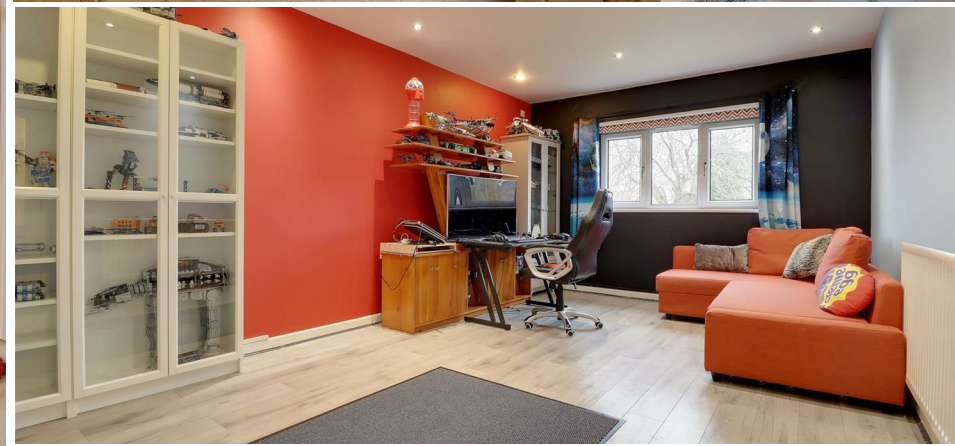
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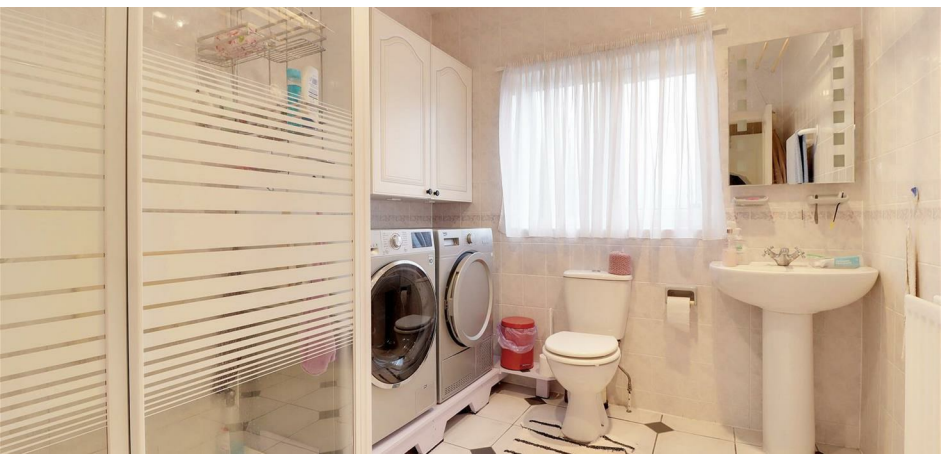
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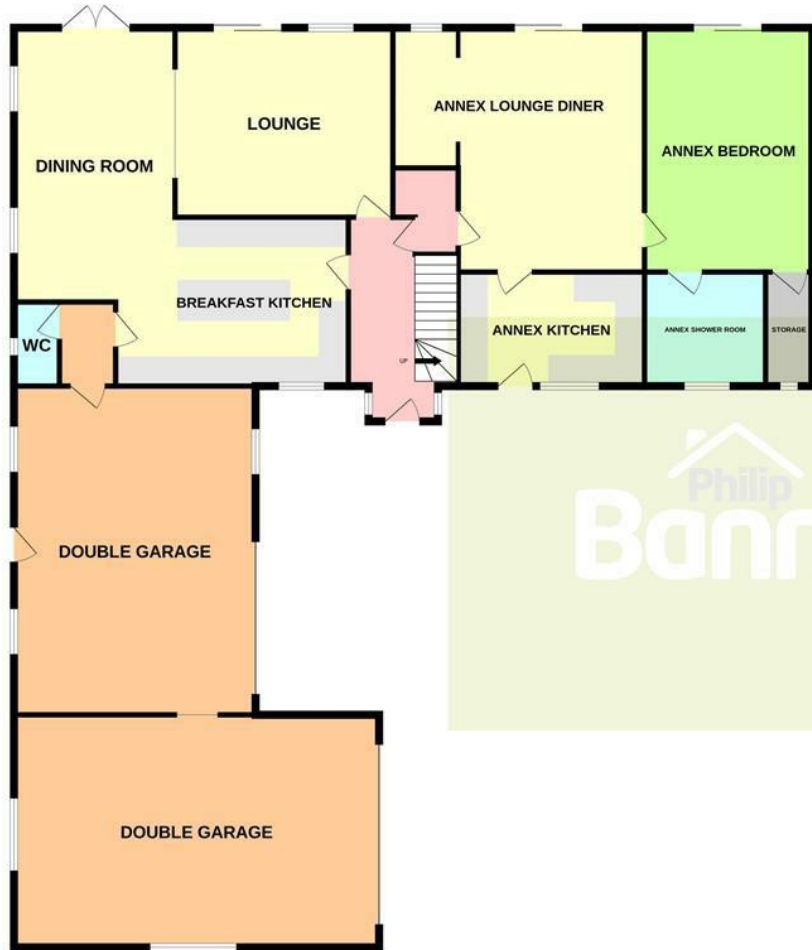




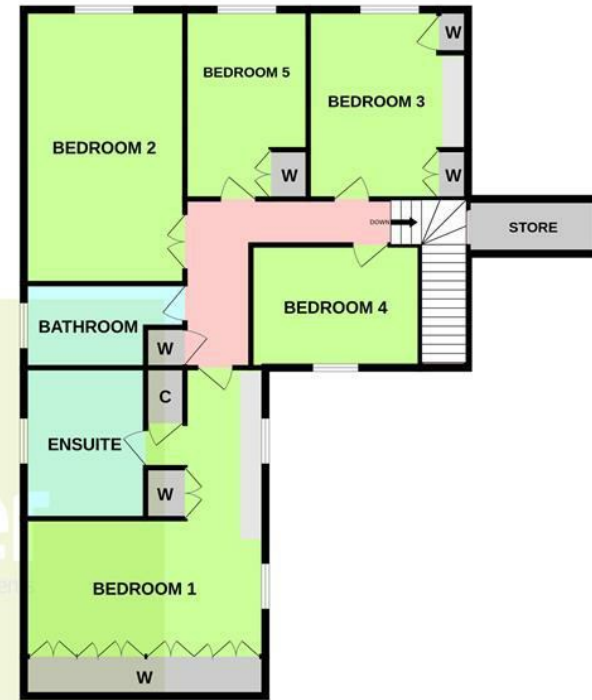




GROUND FLOOR
2413 sq.ft. (224.2 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 3723 sq.ft. (345.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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