




Grosvenor Close, Elloughton, HU15 1UA  
£269,950

Philip  
**Bannister**  
Estate & Letting Agents

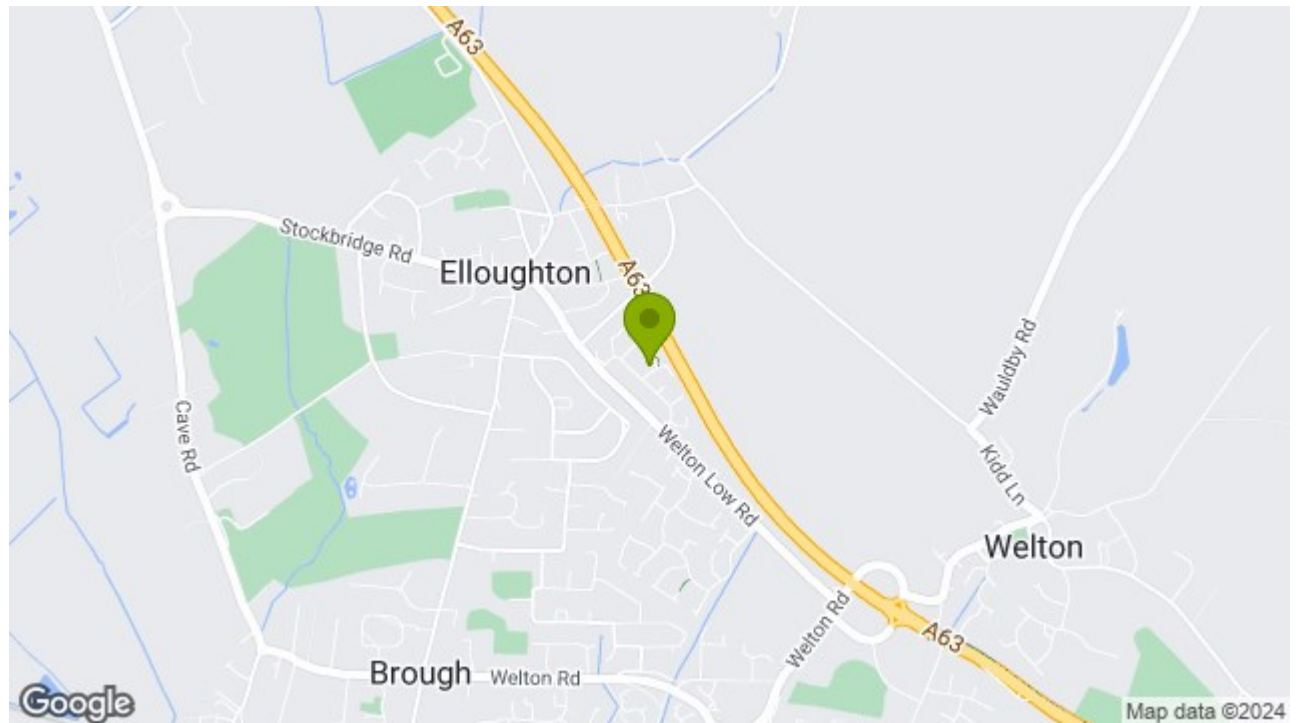
# Grosvenor Close, Elloughton, HU15 1UA

## Key Features

- Modern Family Home
- Enviable Position Within The Development
- 4 Excellent Sized Bedrooms
- Landscaped South Westerly Garden
- Immaculately Presented Throughout
- Integrated Dining Kitchen
- Master Bedroom With En-Suite
- Ground Floor Cloaks/WC
- Garage & Driveway
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Enjoying an enviable position within the development, overlooking a children's playpark to the front, a south westerly rear garden and boasting fabulous first-floor views towards Elloughton Dale. Impeccably presented, the property welcomes you through an entrance hall with a convenient cloakroom/wc, leading to a stylish fitted dining kitchen equipped with a range of integral appliances. The attractive lounge features French doors opening to the rear garden, creating a seamless indoor-outdoor flow. The first floor hosts 4 generously sized bedrooms, with the master featuring an en-suite, complementing the well-appointed family bathroom. The thoughtfully landscaped rear garden is adorned with a porcelain-tiled patio, artificial turf, and a desirable south-westerly aspect. To the front of the property is a block-paved driveway leading to an integral garage.





## LOCATION

The property is located on the popular 'Centurion Fields' development which is positioned off Welton Low road in the sought after village of Elloughton. Ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance. The entrance hall features a staircase leading to the first floor with a cloakroom/wc beneath.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with a tiled surround.

#### DINING KITCHEN

15'3" x 8'6" (4.65 x 2.59)  
This stunning dining kitchen is fitted with a comprehensive range of high-quality wall and base unit mounted with contrasting work surfaces and matching upstands. There is a 1 1/2 bowl stainless steel sink unit with mixer tap, integrated "Zanussi"

appliances include an oven, 4 ring gas hob sits beneath a stainless steel extractor hood, fridge freezer, washing machine and dishwasher. There is a ceramic tiled floor, chrome finished recessed spotlights and bay window to front elevation.

#### LOUNGE

10'6" x 15'6" (3.20 x 4.72)

Positioned at the rear of the property and enjoying French doors opening to the garden and a wood effect LVT floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a large cupboard and further built-in cupboard above the stairwell.

#### BEDROOM 1

15'5" x 9'11" (4.70 x 3.02)

The spacious master bedroom features a window to the front elevation with fabulous views towards Elloughton Dale. There are en-suite facilities off.

#### EN-SUITE

3'9" x 9'11" (1.14 x 3.02)

The en-suite is well appointed and features a three piece suite comprising WC, pedestal wash basin and a double width walk-in shower cubicle with thermostatic shower. There is a tiled floor and splashback tiling.

#### BEDROOM 2

12'3" x 8'5" (3.73 x 2.57)

A second bedroom of double proportions with a window to the rear elevation.

#### BEDROOM 3

11'9" x 8'5" (3.58 x 2.57)

A further bedroom of double proportions with a window to the front elevation and enjoying views towards Elloughton Dale.

#### BEDROOM 4

8'5" x 6'8" (2.57 x 2.03)

This fourth bedroom is to the rear with a window to the rear elevation.

#### BATHROOM

6'2" x 6'8" (1.88 x 2.03)

A stylish bathroom fitted with a three piece suite comprising WC, wall mounted wash basin and panelled bath with thermostatic shower unit and glazed shower screen. The bathroom is finished with ceramic tiled splashbacks to the walls, tiling to the floor, recessed spotlights and window with privacy glass to the front elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a block paved driveway providing off street parking. A porcelain tiled path leads to the entrance door.

#### REAR

The impressive rear garden has been thoughtfully landscaped and enjoys a south westerly aspect. An extensive porcelain patio area extends from the property and provides ample space for relaxation or entertainment. The patio continues adjacent to the property towards the rear of the garage. An area of artificial turf adjoins raised sleeper beds with a built in bench.



## **GARAGE**

The integral garage features an up and over door to the front, light and power supply. There is a personnel door to the rear which can be accessed via the garden.

## **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 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 however it is subject to an Estate Maintenance Charge. We understand the most recent costs was £66.32 for the first half of 2023. Further information should be sought by your legal representatives.

## **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.**

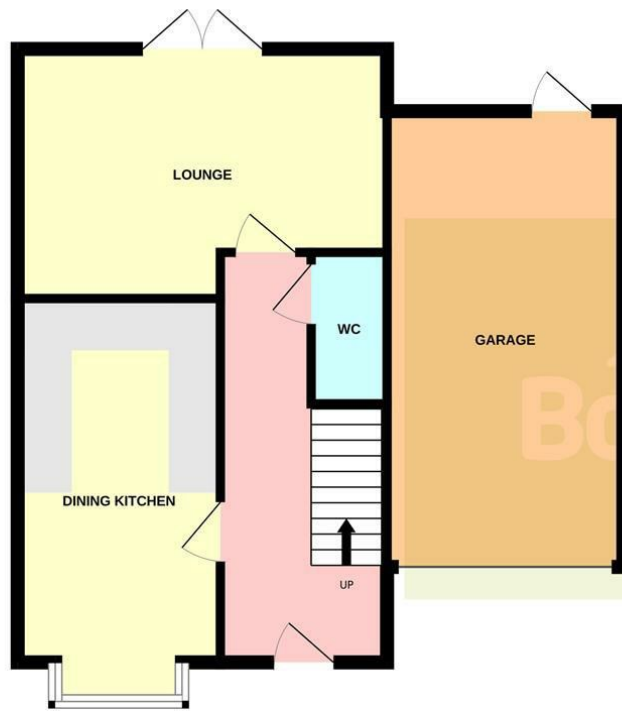
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.2 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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