



Hunter Road, Elloughton, HU15 1LG  
£269,000

Philip  
**Bannister**  
Estate & Letting Agents

# Hunter Road, Elloughton, HU15 1LG

## Key Features

- NO CHAIN
- True Detached Bungalow
- 2 Double Bedrooms
- Spacious Front Facing Lounge
- Reception Hall
- Low Maintenance Rear Garden
- Driveway & Garage
- Convenient Location
- EPC = D

NO CHAIN - This true detached bungalow, offered with no onward chain boasts 2 generously sized double bedrooms, the versatility of the second bedroom extends to the possibility of transforming it into a welcoming second reception room, complete with French doors that open to the thoughtfully landscaped rear garden. The front-facing lounge bathes in natural light through a large picture window, creating a bright and inviting space. The property further features a fitted kitchen, a reception hall big enough for a breakfast table, and a bathroom. Outside, the property unfolds with gardens to the front, side, and rear, the latter designed for easy maintenance. A convenient driveway leads to an attached garage. Situated in a convenient location, this bungalow offers swift access to local amenities.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</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	
<b>64</b>	
England & Wales	
EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### RECEPTION HALL

Allowing access to the property through a residential entrance door, the reception hall is large enough to house a breakfast table and chairs. A tiled floor runs throughout and an archway leads to:

#### KITCHEN

11'2 x 7'4 (3.40m x 2.24m)

The kitchen features a range of fitted wall and base units which are mounted with complementary worksurfaces beneath tiled walls. A composite sink unit sits beneath a window to the side elevation, there is an integral electric double oven/grill, gas hob and concealed extractor hood. An integrated fridge, space for an undercounter freezer or there is plumbing available for a washing machine. A tiled floor runs throughout, ceiling spotlights, spotlights over the sink and a door leads to the side of the property.

#### LOUNGE

16'2 x 12'10 (4.93m x 3.91m)

A spacious front facing lounge overlooks the garden and street scene beyond. There is a brick sett feature fireplace housing an electric flame and coal effect fire.

#### INNER HALLWAY

With a cupboard housing the combination boiler. Internal doors lead to:

#### BEDROOM 1

14'9 + wardrobes x 9'5 (4.50m + wardrobes x 2.87m)

A double bedroom positioned to the rear of the property with fitted wardrobes, bedside tables and a dressing table. A window is to the rear elevation.

#### BEDROOM 2

10'4 x 10'10 (3.15m x 3.30m)

A second double bedroom which offers excellent versatility with French doors opening to the rear garden.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and electric shower over. There is tiling to the walls and floor, a window to the side elevation and a heated towel rail.

#### OUTSIDE

##### FRONT

To the front of the property there is a lawned garden with a low level wall to the front boundary. A footpath leads to the property.

##### SIDE

To the side of the property there is a covered patio area with a small rockery, ideal for seating with a door leading from the kitchen.

##### REAR

The rear garden has been designed for easy maintenance and features a raised patio with a brick-built planting bed. A secluded area sits to the rear of garage and there is a mix of brick and timber fencing to the perimeter.

## DRIVEWAY & GARAGE

To the front of the property there is a driveway which provides off street parking and leads to a garage. The garage is a large single with an up and over door, light, power, water supply for a washing machine, sink unit and an outside tap. There is also venting for a tumble dryer and a personnel door to the rear.

## 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. The garage is installed with wooden sealed units.

COUNCIL TAX - 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 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.

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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  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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