



Stockbridge Road, Elloughton, HU15 1HN
£525,000

Philip
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Estate & Letting Agents

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Key Features

- Refurbished To High Standard
- 5 Bedroom/ 3 Bathroom Detached Home
- 2 Reception Rooms
- Spacious Kitchen Diner with Fabulous "Hacker" Fitted Units
- Utility Room & Downstairs Cloaks/WC
- Master Bedroom Suite + Dressing Area & Shower Room
- Versatile Bedroom/Reception Room
- Landscaped Grounds + Garden Office
- Double Garage & Drive Offering Multiple Parking
- EPC= B TAX= E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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	

We are delighted to bring this superbly appointed spacious 5 Bedroom/3 Bathroom Detached home to the market. The current owners have undertaken a complete overhaul of the property in recent years with an eye on innovation to improve the energy efficiency as well as modern living standards.

An impressive multi purpose Garden Office has been constructed in the rear garden and offers a delightful addition to this fine family home.

This fabulous home offers flexible living space with large Living Room, Sitting Room/Study, redesigned Kitchen Diner, Utility Room, downstairs Cloaks/WC, Main Bedroom Suite with Dressing Area & en-suite Shower Room, second Bedroom/Reception Room with cleverly hidden fitted bed feature, 3 further well sized Bedrooms (one fitted), family Bathroom and further Shower Room.

Externally, a double width drive with EV charger leads to an integral double garage. Fabulous landscaped grounds include the impressive Garden Office.

The property has the benefit of solar PV panels, gas central heating & modern aluminium double glazing. Viewing is highly recommended







ELLOUGHTON

The delightful village of Elloughton has a well reputed primary school and a number of local shops and amenities including a pharmacy, public house, cafe and bus terminal. Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including several supermarkets, a butcher, chemist, post office and restaurants. 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.

ENTRANCE HALL

Accessed through a Solidor composite door with solid wood core, and glazed side screens into Hall featuring a solid wood staircase, under stair cloaks cupboard, LVT flooring & radiator.

CLOAKROOM

Refurbished featuring a white suite incorporating low flush WC with bidet shower nearby, vanity wash hand basin & LVT flooring, a feature vertical radiator and recessed ceiling spotlights.

LIVING ROOM

25'1 x 12'2 max (7.65m x 3.71m max)
A spacious through reception room with views of the rear garden, front windows and rear tilt and turn doors offering garden access, feature off floor log effect electric fire in white encasement, two radiators. Sliding door access to Kitchen Diner.

SITTING ROOM / STUDY

10'7 x 7' (3.23m x 2.13m)
Located at the front of the property. A multi purpose reception room with radiator.

KITCHEN DINER

21,9 max x 10'10 (6.40m,2.74m max x 3.30m)
This very well designed "Hacker" kitchen offers a comprehensive range of white fronted base, drawer,

carousel, shutter door, pull out and wall units with light wood effect surrounds complimented by Silestone work surfaces.

Integrated appliances include "Blaupunkt" induction hob with integrated down draft extractor fan, twin "Siemens" electric ovens, "Bosch" dishwasher & large refrigerator; 1.5 bowl stainless steel sink unit with pull out mixer tap; LVT flooring; feature vertical radiator and recessed ceiling spotlights.

A delightful dining/seating area offers views of rear garden through a French style window.

UTILITY ROOM

10'11 x 7'3 (3.33m x 2.21m)
Has matching "Hacker" base and wall units with wood effect work surfaces and matching splashback, stainless steel sink unit with pull out mixer tap, plumbing for washing machine, LVT flooring, glazed composite rear door to garden and security door access to integral garage.

MAIN BEDROOM SUITE

15' x 12'4 (4.57m x 3.76m)
Spacious suite with large bedroom and direct access through to Dressing Area & En-suite Shower Room. The bedroom features a wall mounted self contained air conditioning unit with heat pump and a radiator.

DRESSING AREA

7'7 x 7' (2.31m x 2.13m)
Features an array of fitted wardrobes, linen basket and toiletry cupboard, modern vanity wash basin with dark blue base cabinet, radiator and access to:

EN-SUITE SHOWER ROOM

Has tiled walls and ceramic tiled floor and includes a White suite with plumbed shower enclosure, vanity wash hand basin with grey-green base cabinet, low flush WC with thermostatic bidet shower nearby, extractor fan, wall mounted heated towel rail, recessed ceiling spotlights.

BEDROOM 2 / RECEPTION ROOM

13'10 x 11'11 (4.22m x 3.63m)
Multi purpose room ingeniously fitted with a whole wall of gray fronted wardrobes incorporating a fold down king size bed, radiator.

BEDROOM 3

14'10 x 8'11 (4.52m x 2.72m)
Located to the rear of the property. This spacious bedroom has radiator. Superb views of The Wolds.

BEDROOM 4

9'5 x 9'5 (2.87m x 2.87m)
Features a wall of dark blue fronted wardrobes and cupboards, radiator. Superb views of The Wolds.

BEDROOM 5

12'3 x 9'3 (3.73m x 2.82m)
Located to the rear of the property with radiator. Superb views of The Wolds.

BATHROOM

6'1 x 6' (1.85m x 1.83m)
Has fully tiled walls and ceramic tiled floor, modern white suite including shaped bath with shower unit above and curved shower screen, vanity wash hand basin with dark gray base cabinet , low flush WC, extractor fan, black radiator, recessed ceiling spotlights.

SHOWER ROOM

9'3 x 6 (2.82m x 1.83m)
Has fully tiled walls and ceramic tiled floor, includes a White suite including a walk-in shower with rainfall head, vanity wash hand basin with wood effect base cabinet and movement light sensor, low flush WC with bidet shower nearby, extractor fan, wall mounted heated towel warmer and radiator, recessed ceiling spotlights.

"GARDEN OFFICE"

14'6 x 11' (4.42m x 3.35m)
Superb timber framed structure built to Building regulations in 2019. Doors are Bifold aluminium doors to 2 elevations. Features a ceramic tiled floor, own water supply, ethernet connection, water drainage and high capacity power supply, a remote controlled motorised roof light feature and a High efficiency electric radiant heating system with thermostat and is linked to the property alarm system.

GROUNDS

The front of the property is bounded by hedging, shrubs and trees leading to a shaped lawn area with herbaceous borders.





A double width tarmacadam drive offers multiple parking facilities and leads to an integral brick garage measuring approximately 5.54m x4.32m (18'2 x 14'2) with remote controlled sectional door, lights, wall mounted central heating boiler, water and power supply.

The rear garden has been landscaped to include various rendered raised flower/tree borders, two paved seating areas, outside taps, wooden shed and bin keep.

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 hot water cylinder and panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement Aluminium double glazed frames.

SOLAR PV - The property has the benefit of Solar PV via roof positioned panels.

SECURITY - The property has the benefit of an installed burglar alarm system.

INTERNET CONNECTION - The property has fibre internet. (up to 900Mbs - KCOM)

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

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 independent 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.

AGENTS 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: Graham & Rosen £120 Hamers £100 Lockings Solicitors £100



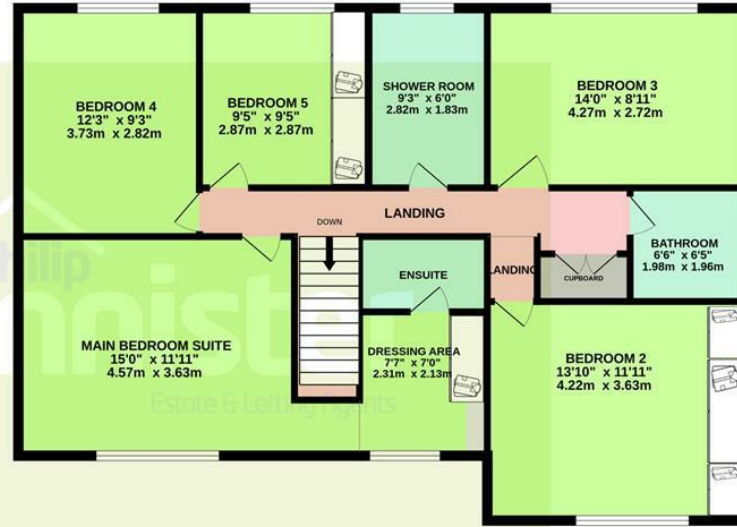
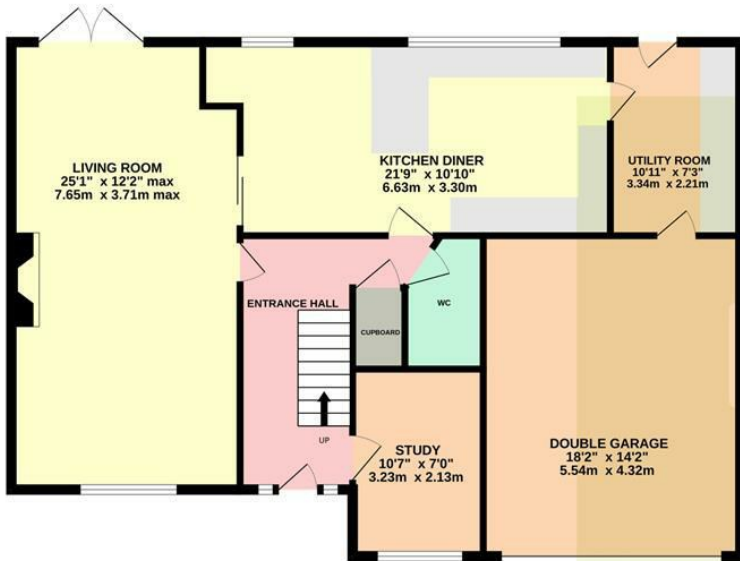




GROUND FLOOR
1130 sq.ft. (104.0 sq.m.) approx.

1ST FLOOR
1098 sq.ft. (102.0 sq.m.) approx.

GARDEN OFFICE
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.8 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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