



Stockbridge Road, Elloughton, HU15 1HN
£380,000

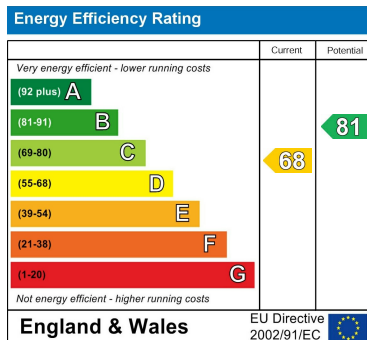
Philip
Bannister
Estate & Letting Agents

Stockbridge Road, Elloughton, HU15 1HN

Key Features

- NO CHAIN
- Spacious Detached Home
- 4 Excellent Sized Bedrooms
- 2 Reception Rooms
- Breakfast Kitchen + Utility Room
- Views Of Brough Golf Course
- Excellent Sized Rear Garden
- Resin Driveway To Double Garage
- EPC = D

NO CHAIN - Situated the outskirts of a sought after village, this spacious detached 4-bedroom home boasts fabulous views towards Brough Golf Course. The property boasts a well-designed family layout, featuring an inviting entrance hall leading to a generously proportioned dual-aspect lounge diner, a versatile second reception room, a fitted breakfast kitchen, utility room, and a convenient cloakroom/wc on the ground floor. Upstairs, four ample-sized bedrooms await, two of which are enhanced by fitted furniture, alongside a convenient shower room. Outside, a good sized rear garden offers a delightful outdoor space, while a resin driveway at the front ensures ample off-street parking and leads to an attached double garage, completing this functional family abode.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A central entrance hall is accessed via the residential entrance door. An open-tread staircase leads to the first floor and there is a cloakroom/wc off.

CLOAKROOM/WC

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

LOUNGE DINER

25'3 max x 20'1 max (7.70m max x 6.12m max)
A spacious "L" shaped dual aspect reception room with areas for both lounge and dining suites. There is a feature fireplace and windows to the front and back elevations along with a door leading to the rear garden.

STUDY

10'9 x 7'4 (3.28m x 2.24m)
A second versatile second reception room which could be utilised as a study or playroom.

BREAKFAST KITCHEN

10'11 x 14'1 (3.33m x 4.29m)
The breakfast kitchen is fitted with a comprehensive selection of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation and a range of integral appliances includes a mid-height double oven, gas hob beneath an extractor hood, fridge freezer and a dishwasher. There is space for a breakfast table and a door leading to:

UTILITY ROOM

11'3 x 7'3 (3.43m x 2.21m)
With a range of fitted units, space and plumbing for an automatic washing machine, a "kitchen maid" clothes airer and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12'3 x 15'6 (3.73m x 4.72m)
The master bedroom is fitted with a range of quality furniture to include wardrobes, drawers, bedside cabinets and a dressing table. There is a window to the front elevation with views towards Brough Golf Course.

BEDROOM 2

12'9 x 9'7 (3.89m x 2.92m)
A second fitted double bedroom with wardrobes, drawers and a dressing table. There is a window to the rear elevation.

BEDROOM 3

9'5 x 9'11 (2.87m x 3.02m)
A double bedroom with a window to the rear elevation.

BEDROOM 4

12' x 7'5 (3.66m x 2.26m)
A good sized fourth bedroom with a built-in cupboard and a window with views towards Brough Golf Course.

SHOWER ROOM

9'5 x 6'1 (2.87m x 1.85m)
Fitted with a three piece suite comprising WC, vanity wash basin with fixed unit and a large double width

shower cubicle with a thermostatic shower. There is tiling to the walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a resin driveway which provides excellent off street parking provisions. There is a gravelled area and a hedge to the front boundary.

REAR

A good sized rear garden which is mainly laid to lawn with planting beds and timber fencing to the perimeter. There is a patio area to one corner and a greenhouse.

DOUBLE GARAGE

With a remote operated folding door, light and power supply.

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 E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make

or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

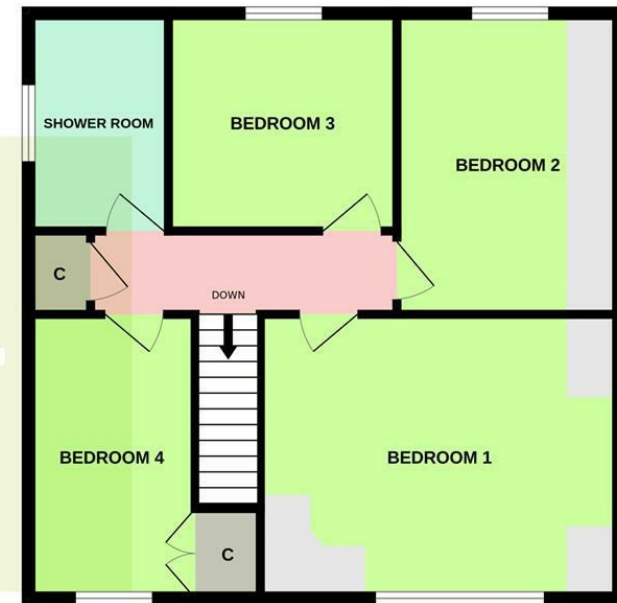
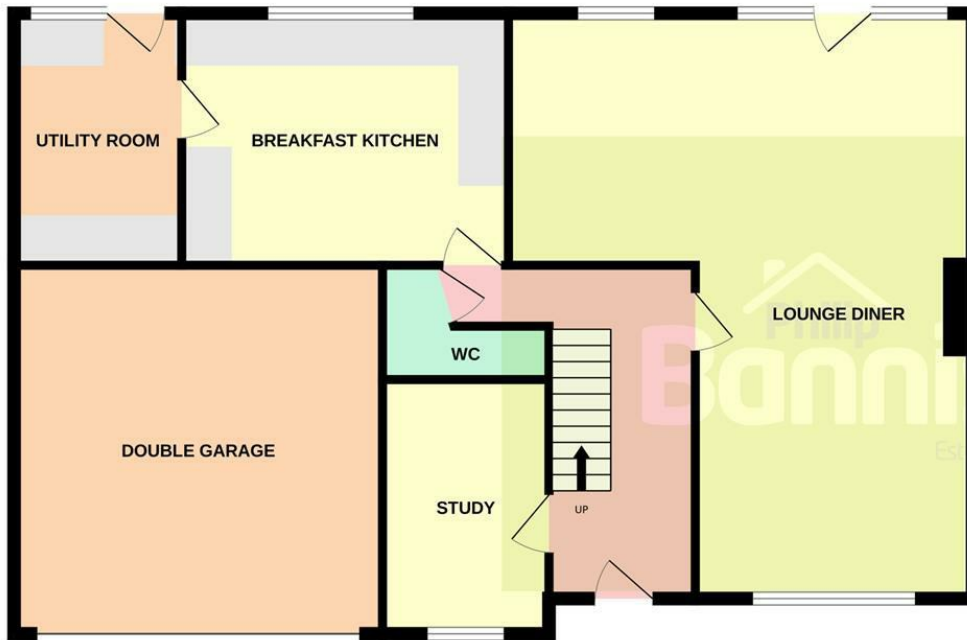
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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.
Made with Metropix ©2024

