



Elloughtonthorpe Way, Brough, HU15 1TJ
£210,000


Philip
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Estate & Letting Agents

Elloughtonthorpe Way, Brough, HU15 1TJ

Key Features

- Modern Town House
- Versatile Layout
- Breakfast Kitchen With Integral Appliances
- Dressing Room To Master Bedroom
- 3 / 4 Double Bedrooms
- Wardrobes To 3 Bedrooms
- Driveway & Garage
- EPC = C

A spacious, versatile and well planned town house offering 3 / 4 bedroom accommodation. Located within a popular residential development, close to local primary schooling, the accommodation is arranged over three floors and includes an entrance hall with cloakroom/wc off, full width breakfast kitchen and a versatile reception room/bedroom to the ground floor. Upon the first floor level there is a spacious lounge and a fitted double bedroom. To the second floor there are 2 further fitted double bedrooms with the master benefitting from a dressing room in addition to the family bathroom. Outside there are gardens to the front and rear, a driveway providing off street parking leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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 property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property and featuring a staircase to the first floor. A useful understair cupboard is built in and there is further access to the accommodation at ground floor level.

CLOAKROOM/WC

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

DINING ROOM/BEDROOM 4

10'9" x 8'11" (3.3m x 2.74m)

A versatile room which could be utilised as a dining room, bedroom or play room amongst other uses. With a window to the front elevation.

BREAKFAST KITCHEN

14'11" x 11'1" (4.57m x 3.4m)

The fitted kitchen is positioned to the rear of the property and comprises a range of wall and base units mounted with contrasting granite worksurfaces with matching upstands and a mounted sink unit with a mixer tap. The integrated appliances include a double oven, microwave, gas hob with extractor hood. There is space and plumbing for a washing machine and dishwasher, a tiled floor runs throughout hood, a door leads to the rear garden and there is access to a pantry/storage cupboard.

FIRST FLOOR

LANDING

Offering access to the accommodation at first floor level. There is a staircase to the second floor and a window to the front elevation.

LOUNGE

14'11" x 13'3" (4.57m x 4.06m)

Positioned to the rear of the property, this spacious first floor reception room enjoys two windows to the rear elevation.

BEDROOM 3

12'7" x 8'9" (3.84m x 2.67m)

A double bedroom with a window to the front elevation and fitted wardrobes.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level. There is a loft hatch providing access to the roof space.

BATHROOM

6'6" x 5'6" (2m x 1.7m)

Fitted with a three piece white suite comprising WC, pedestal wash basin and a panelled bath with mixer shower. There are tiled walls and a window to the side elevation.

BEDROOM 2

12'9" x 9'2" (3.89m x 2.8m)

The second bedroom is of double proportions and features a fitted wardrobe in addition to a built in storage cupboard over the stairwell. There are two windows to the front elevation.

BEDROOM 1

14'11" x 13'1" (4.57m x 4.01m)

The master bedroom is of double proportions and has fitted wardrobes and two windows to the rear.

DRESSING ROOM

The former en-suite is now a dressing room with various hanging rails and storage.

OUTSIDE

FRONT

To the front of the property there is a small lawned garden and stone bed with a footpath leading to the property.

REAR

The rear garden is primarily laid to lawn with additional paved patio adjoining the property. An area of raised decking is to one end and there is timber fencing to the perimeter provides privacy. A gate leads from the driveway.

DRIVEWAY & GARAGE

A driveway accessed from Kettlethorpe Drive provides off street parking and leads to a garage . The garage is of brick construction with an up and over 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.

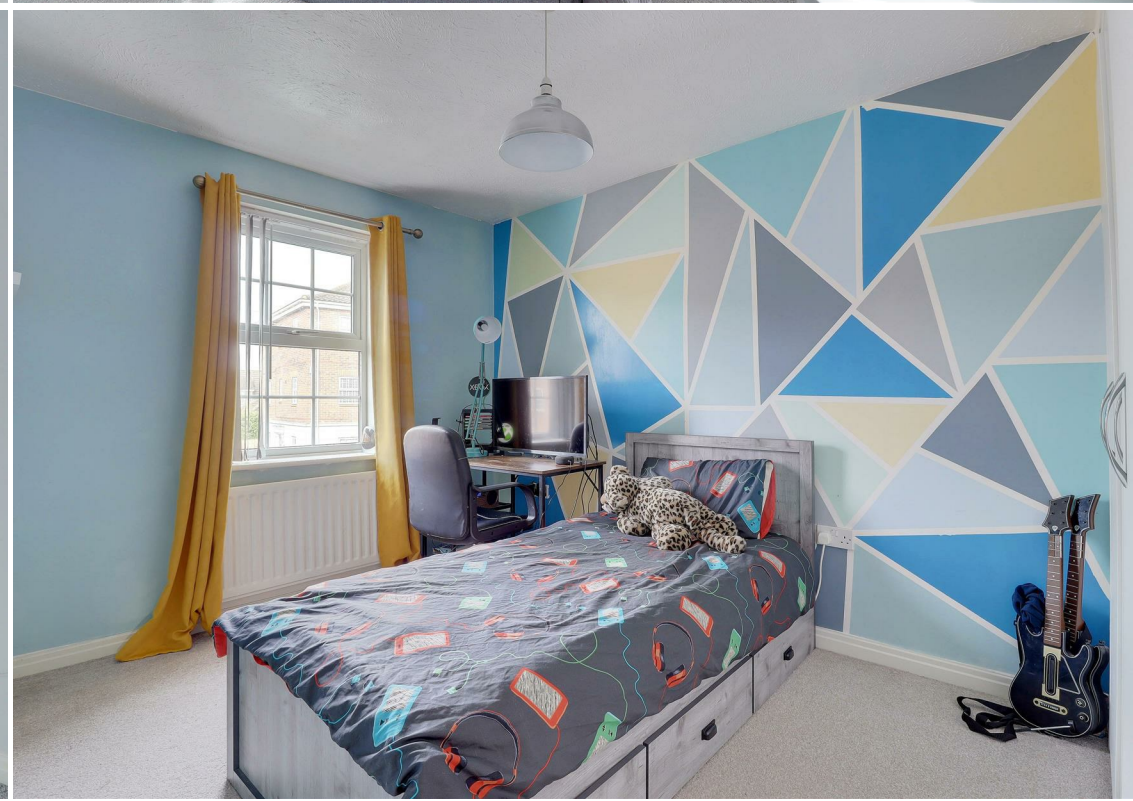
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - Council Tax Band 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



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.

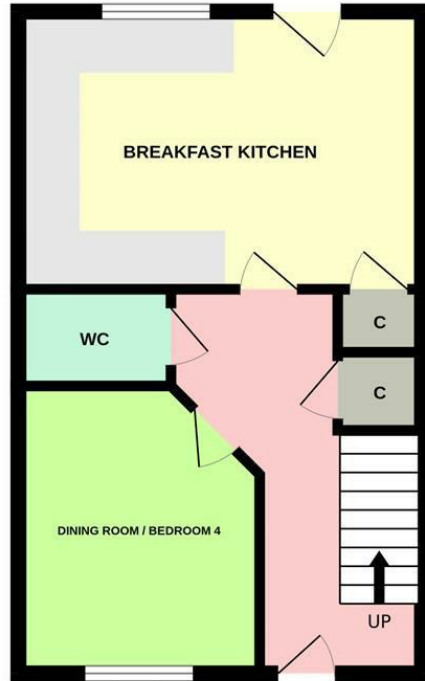
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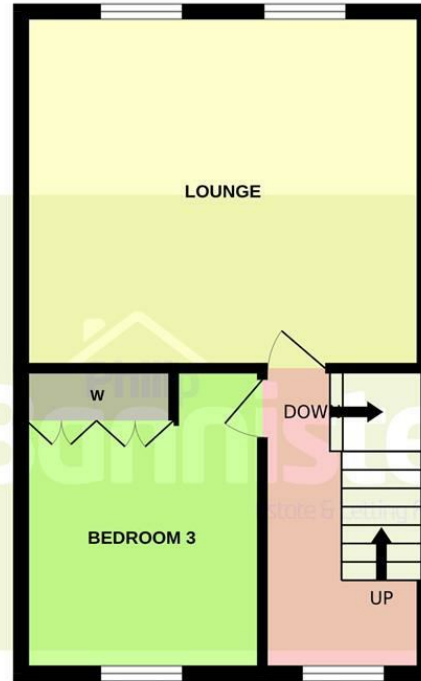
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



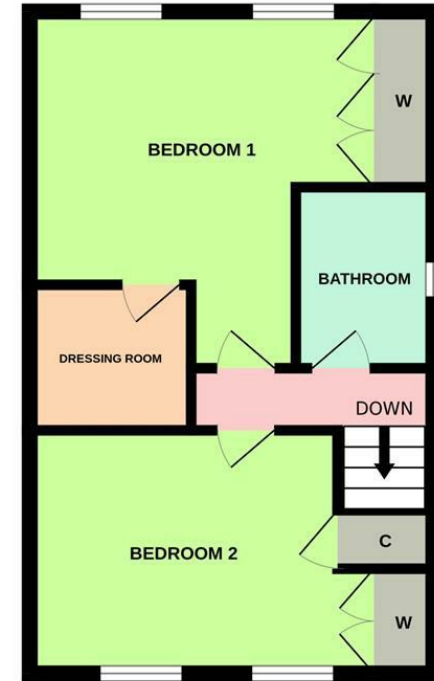
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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