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For Sale
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Main Street, Ellerker, HU15 2DH
£425,000

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Key Features

- Individual Detached "Barn House"
- 3 Double Bedrooms (1 Fitted)
- Large Lounge Diner + Second Reception Room
- Breakfast Kitchen + Boot Room
- Attractive Walled Garden
- En-Suite To Master Bedroom
- Off Street Parking
- Stunning Conservation Village Location
- Attractive Street Scene
- EPC = D

Nestled in the picturesque conservation village of Ellerker, this detached "Barn House" offers a serene retreat beside the gentle flow of the village stream. Step inside to discover a welcoming entrance hall adorned with elegant Travertine flooring, leading to a modern cloakroom/wc. A fitted breakfast kitchen boasts a Rangemaster cooker and a separate boot room for added convenience. The spacious lounge diner beckons with its deep bay window and French doors opening onto the charming courtyard garden, perfect for alfresco dining. A versatile snug provides additional space for relaxation or entertainment. Upstairs, three double bedrooms await, with the master suite featuring fitted wardrobes and a luxurious en-suite. Completing the upper level is the house bathroom. Outside, the courtyard garden offers a tranquil oasis, complemented by convenient off-street parking, making this barn house an idyllic haven in an enviable location.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	96
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(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 two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the welcoming hallway features a Travertine stone floor, a turning staircase leading to the first floor with a large storage cupboard beneath.

CLOAKROOM/WC

The cloakroom/wc is fitted with a contemporary suite comprising WC and a wall mounted glass and chrome wash basin with mosaic Travertine splashback. There is a continuation of the Travertine stone flooring.

BREAKFAST KITCHEN

10'5 x 12'1 (3.18m x 3.68m)

The fitted breakfast kitchen is positioned to the front of the property and enjoys a delightful aspect overlooking the village stream. The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath tiled splashbacks, stainless steel sink unit, integrated dishwasher and 'Rangemaster' cooker with extractor over. There is a feature exposed beamed ceiling, recessed spotlights and Travertine stone flooring.

BOOT ROOM

7'2 x 6'1 (2.18m x 1.85m)

A useful space with matching units to those of the kitchen, space for an American fridge freezer, space and plumbing for an automatic washing machine, a continuation of the Travertine tile floor and a glazed door leading to the outside.

"L" SHAPED LOUNGE DINER

20'7 x 18'6 (6.27m x 5.64m)

A delightful, generously proportioned "L" shaped room with space for living and dining suites. A classical style fireplace with marble inset and hearth housing an open fire is a real feature as is the large walk-in bay window with French doors leading into the rear garden. There is Oak effect laminate flooring throughout and spotlights to the ceiling.

SNUG

7'9 x 8'1 (2.36m x 2.46m)

A versatile second reception room which could be utilised as a snug, office or children's play room.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'1 x 16'5 + wardrobes (3.38m x 5.00m + wardrobes)

A great sized bedroom positioned to the rear of the property, with a wall of fitted wardrobes and access to en-suite facilities.

EN-SUITE

A well appointed en-suite which is fitted with twin countertop wash basins, WC and a large walk-in shower with 'rainfall' thermostatic shower. There is Travertine mosaic style splashbacks, storage units, skylight, recessed spotlights and a chrome heated towel rail.

BEDROOM 2

14'4 x 7'11 (4.37m x 2.41m)

A second double bedroom.

BEDROOM 3

10'5 x 11'2 (3.18m x 3.40m)

An 'L' shaped double bedroom.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a WC. There is partial tiling to the walls and a generous sized storage cupboard housing hot water tank.

OUTSIDE

A delightful cottage style walled garden is to the rear of the property and is designed for low maintenance with a patio and gravelled areas. A timber gate is to one corner which allows for vehicular parking should the owner wish. A walled bin store is to the side of the property and is accessed either via the utility room or externally via a timber gate.

SHARED DRIVEWAY

A shared block paved driveway leads to the side of the property, and provides vehicular access to the timber double gates within the courtyard.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a oil 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.

CONSERVATION AREA - We understand that the



property lies within a conservation area.
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 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

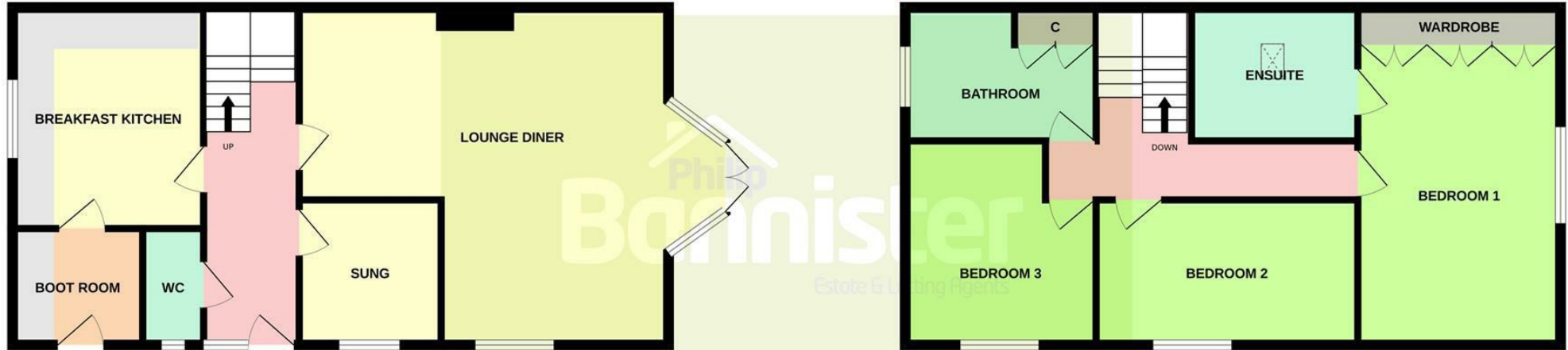
the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.

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