



Littondale, Elloughton, HU15 1FB  
£199,950

Philip  
**Bannister**  
Estate & Letting Agents



# Littondale, Elloughton, HU15 1FB

A stylishly updated 2-bedroom end-terrace home, offering contemporary living in a desirable location. With a southerly aspect bathing the rear in sunlight, the property welcomes you into an inviting entrance hall leading to a front-facing lounge, a recently installed full-width breakfast kitchen boasts modern appliances and double doors opening onto a conservatory, seamlessly blending indoor and outdoor living. Upstairs, two fitted bedrooms provide comfortable accommodations, complemented by a recently installed shower room. Outside, ample parking to the front and side ensures convenience, while a landscaped rear garden is a perfect retreat.

## Key Features

- Modernised 2 Bedroom Home
- Contemporary Breakfast Kitchen
- Stunning Shower Room
- 2 Fitted Bedrooms
- Southerly Rear Aspect
- Conservatory
- Landscaped Rear Garden
- Excellent Parking Facilities
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. A staircase leads to the first floor and there is an internal door to:

#### LOUNGE

14'6" x 9'8" (4.42m x 2.95m)

An attractive front facing reception room with oak effect flooring, a window to the front elevation and access to the understair storage cupboard. Part glazed doors open to:

#### BREAKFAST KITCHEN

12'9" x 9'1" (3.91m x 2.77m)

A beautifully appointed and recently installed breakfast kitchen which comprises a range of shaker style wall and base units which are mounted with complimentary marble effect worksurfaces with matching splashbacks. A stainless steel sink unit sits beneath a window to the rear, there are integral appliances which include an electric oven, ceramic induction hob beneath an extractor hood, microwave and dishwasher. There is space and plumbing for an automatic washing machine and space for a larger fridge freezer. To the opposite end of the kitchen units there is a breakfast bar and further units. Double doors open to:

#### CONSERVATORY

10'0" x 9'3" (3.05m x 2.84m)

Of uPVC double glazed construction off a low level brick wall. Having views of the garden, a tiled floor and double doors to the southerly facing rear garden.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. A window is to the side elevation.

#### BEDROOM 1

10'5" x 9'6" extending to 12'9" (3.18m x 2.90m extending to 3.89m)

A double bedroom with a range of fitted furniture to include wardrobes, overhead storage units and drawers. There is a cupboard over the stairwell and a window to the front elevation.

#### BEDROOM 2

11'3" x 7'8" (3.43m x 2.36m)

With fitted furniture including wardrobe, drawers, overhead units and a dressing table. There is a window to the rear elevation.

#### SHOWER ROOM

The contemporary shower room is fitted with a three piece suite which includes a WC, wash basin and a large walk-in shower enclosure with a thermostatic shower. There is tiling to the walls and floor, a ladder style heated towel rail and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled garden which can be utilised as additional parking.

#### REAR

The rear garden enjoys a southerly aspect and has been designed for low maintenance. A stone patio area extends from the conservatory, up steps to a further patio adjacent to a gravelled area. There are two timber sheds and gated access to the driveway.

## DRIVEWAY

A driveway positioned to the side of the property allows for off street parking provisions.

### 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 . (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.

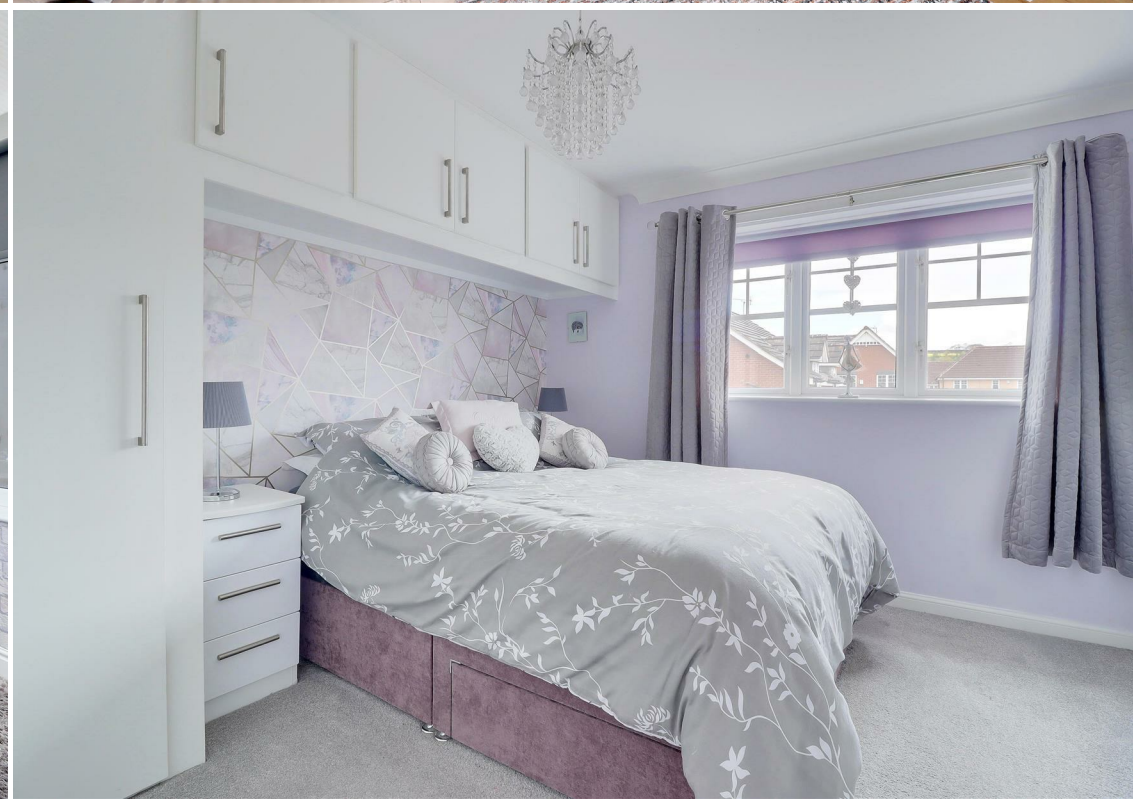
### MORTGAGES

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?**

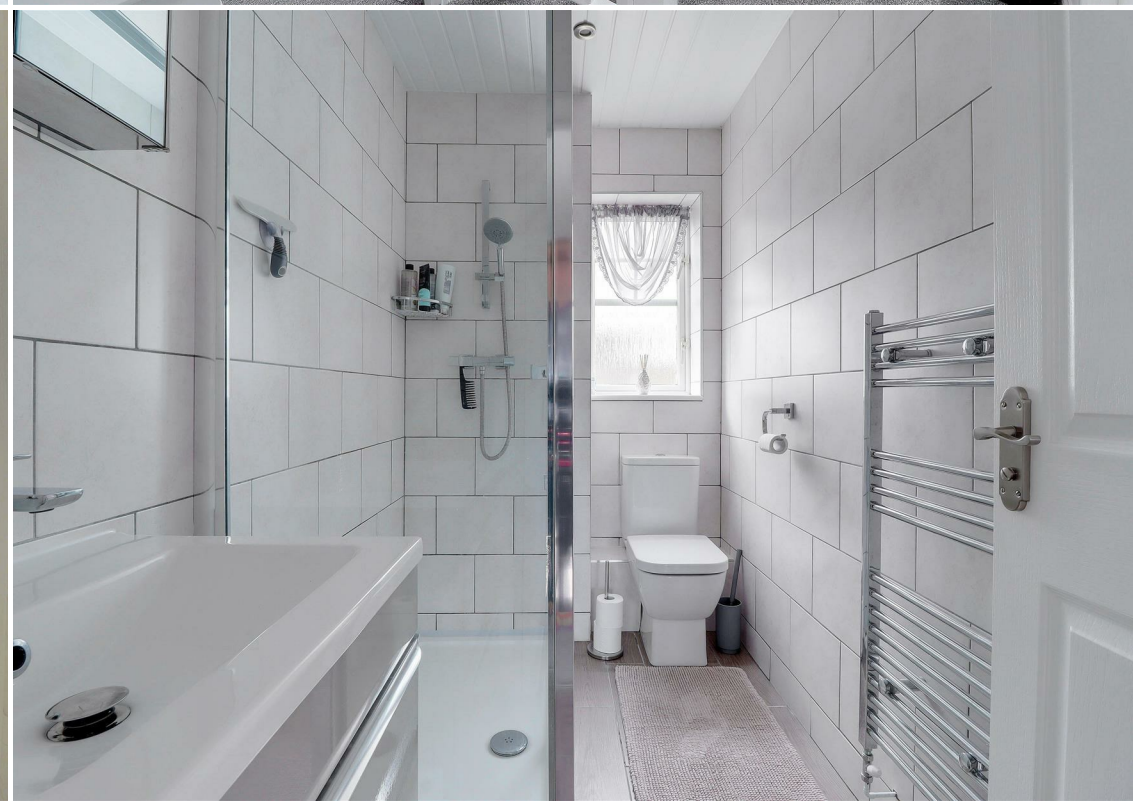
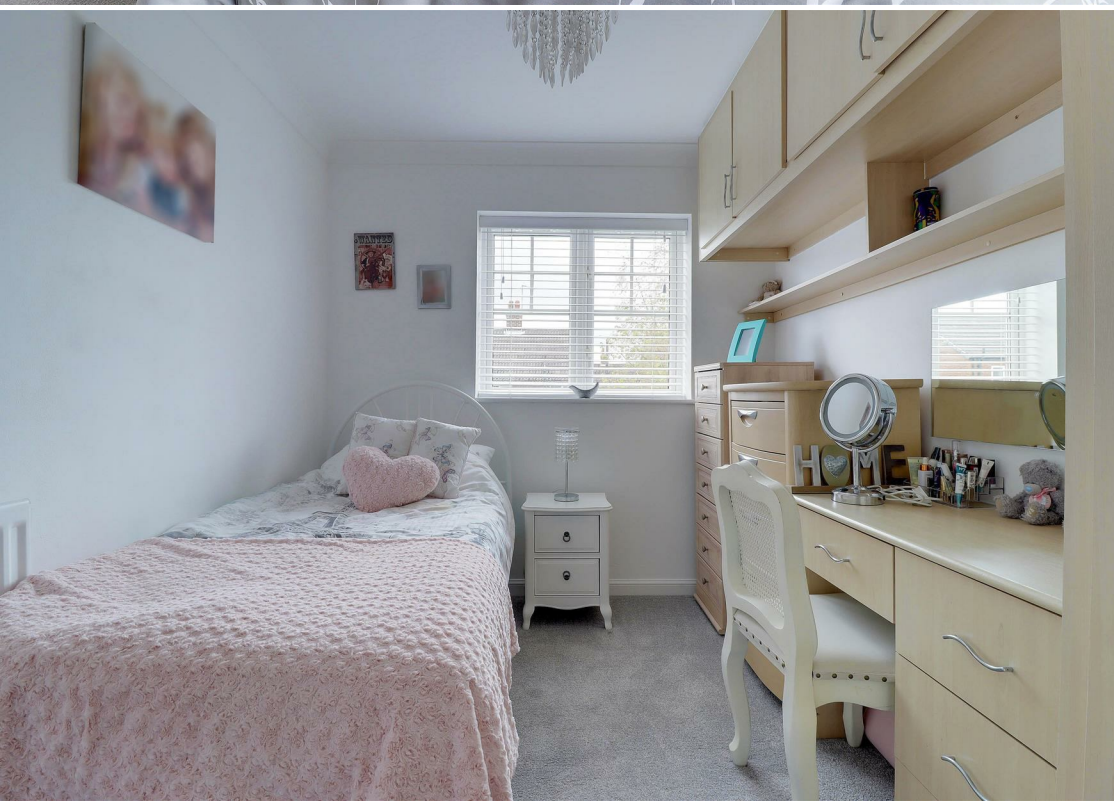
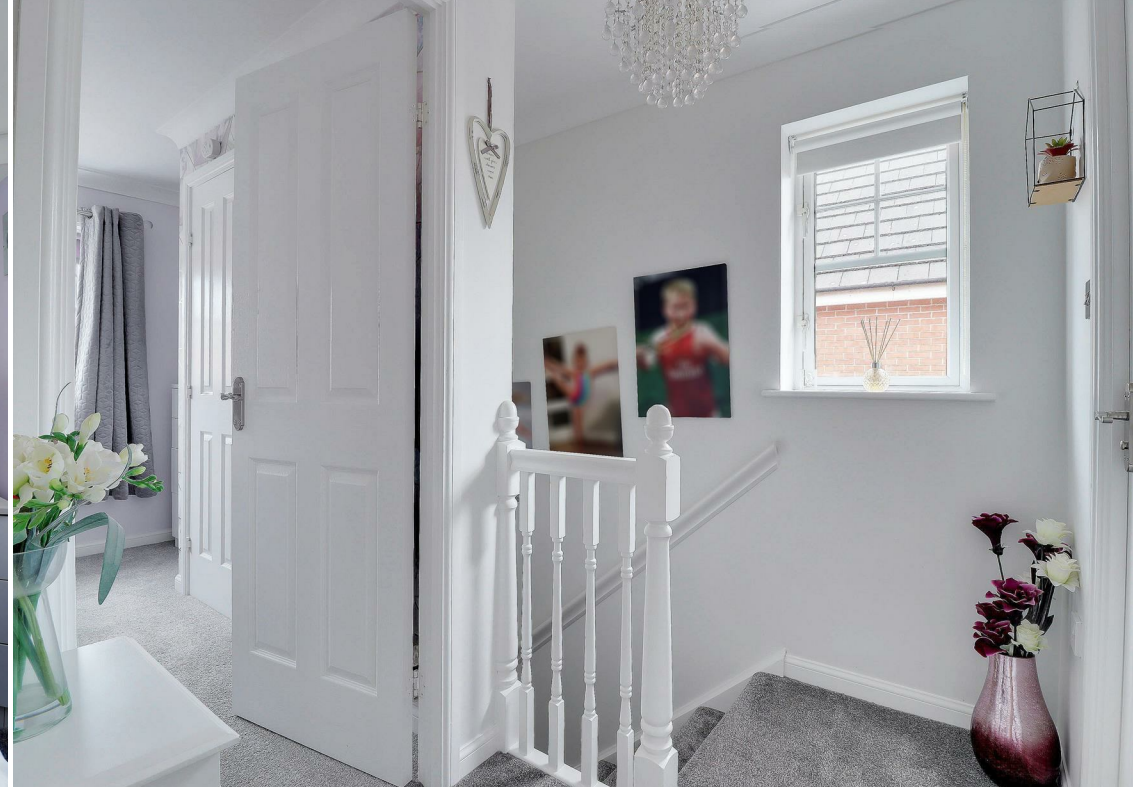
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENT NOTES.**

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 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  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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