



Westfield Park, Elloughton, HU15 1AN
£2,750 Per Calendar Month



Platinum Collection

Westfield Park, Elloughton, HU15 1AN

Totally refurbished residence offered unfurnished with a minimum 1 Year Lease.

Situated on a generous redesigned plot on Westfield Park nestling between Main Street Elloughton and Brough Golf Course. A small duck pond with views of the golf course is only a few steps from the property.

Spacious living accommodation includes three Reception Rooms, Breakfast Kitchen, Cloakroom/WC, Master Bedroom Suite with Dressing Area & En-Suite Shower Room, 3 further Bedrooms & family Bathroom.

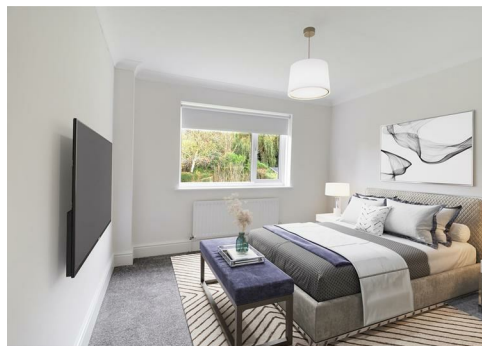
Redesigned landscaped grounds with multiple parking facilities and double garage.



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Key Features

- Offered Unfurnished
- Fabulous Refurbished Residence
- Detached House In Prestigious Village Location
- 4 Bedroom / 2 Bathrooms
- 3 Reception Rooms
- Breakfast Kitchen
- Double Garage
- Generous Landscaped Plot
- Available On One Year Lease



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house 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 a supermarket. 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

Approached through a covered Porch with quarry tiled floor. Hall has access to a storage cupboard, staircase to first floor and all ground floor rooms, light ash effect laminated flooring. A separate door towards the rear of the property offering access to the eastern elevation.

CLOAKROOM

With two piece suite incorporating low flush WC and wash hand basin, light ash effect laminated flooring, radiator.

LIVING ROOM

20'3 + bay x 14'11 (6.17m + bay x 4.55m)

This large Living Room features windows or glazed doors to three elevations. An open fireplace has an Adam style fire surround incorporating "marble" inset & hearth

, light ash effect laminated flooring, recessed ceiling spotlights, two radiators.

DINING ROOM

11' x 11' (3.35m x 3.35m)

Overlooks the rear garden, has light ash effect laminated flooring, recessed ceiling spotlights and radiator.

STUDY / PLAY ROOM

9'10 x 7'4 (3.00m x 2.24m)

Overlooks the rear garden, has light ash effect laminated flooring and radiator.

BREAKFAST KITCHEN

15'2 x 12'2 (4.62m x 3.71m)

This fabulous newly fitted Breakfast Kitchen offers a comprehensive range of white gloss fronted base and wall units with gray work surfaces, integrated appliances include electric oven, induction hob unit, extractor hood, dishwasher and fridge/freezer and washing machine; ; stainless steel sink unit; wall mounted central heating boiler, light ash effect laminated flooring, recessed ceiling spotlights and radiator.

FIRST FLOOR ACCOMMODATION

A large Landing area offers access to a walk-in airing cupboard.

BEDROOM 1 SUITE

14'11 x 10'7 (4.55m x 3.23m)

A large suite includes Dressing Room & En-Suite Shower Room. An archway leads into:

DRESSING ROOM

9'8 x 8'7 (2.95m x 2.62m)

Overlooks the rear garden. Has radiator. Leads into:

EN-SUITE SHOWER ROOM

9'8 x 6'1 (2.95m x 1.85m)

New white suite includes walk-in shower, wash

hand basin, low flush WC, ash effect laminated flooring, ceramic tiled walls, towel warmer/radiator.

BEDROOM 2

12'2 x 10'9 + large recess (3.71m x 3.28m + large recess)

Located at the front of the property. A double size Bedroom with sizable recess area (limited head space), radiator.

BEDROOM 3

11' x 11' (3.35m x 3.35m)

With views of the rear garden, radiator.

BEDROOM 4

9'10 x 7'5 (3.00m x 2.26m)

With views of the rear garden, radiator.

BATHROOM

9'4 x 6'7 (2.84m x 2.01m)

New white suite includes curved shower enclosure,, wash hand basin, low flush WC, ash effect laminated flooring, ceramic tiled walls, towel warmer/radiator.

EXTERNAL

The property is afforded a high degree of privacy by high hedging to the front boundary. A sweeping gravel drive with turn around offers multiple parking spaces and leads to a double garage with electric up and over door. Gardens to the side and rear elevations. To the rear, a well proportioned garden laid mainly to lawn.

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 panel radiators.

DOUBLE GLAZING - The property has the benefit of



uPVC double glazed frames throughout.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire Council).

VIEWING - Strictly by appointment with the sole agents.

IMAGE DISCLAIMER

Some of the internal images provided in this brochure have been "Virtual Staged" therefore they are to be used as a guide and provide an example only.

TENANCY INFORMATION

A minimum of 12 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£807.69). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

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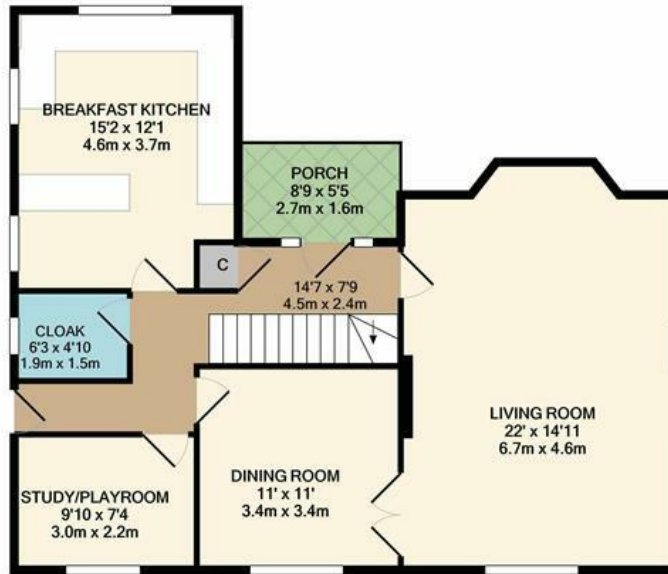
descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves 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

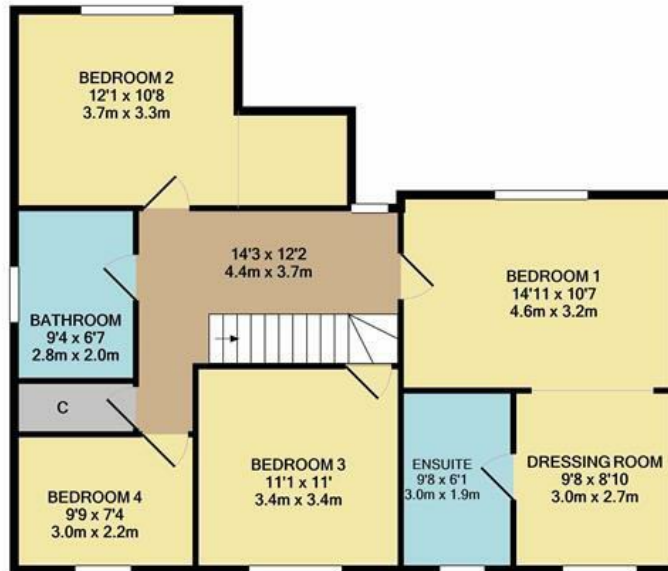
Financial Services, Conveyancing and Surveys.
Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR



1ST FLOOR



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