



Stockbridge Road, Elloughton, HU15 1HW
£1,750 Per Calendar Month



Platinum Collection

Stockbridge Road, Elloughton, HU15 1HW

OFFERED UNFURNISHED - A spacious detached 3 Bedroom Bungalow extending to over 1700 square foot and is situated on an excellent plot with fantastic panoramic views overlooking Brough Golf Course. The Bungalow comprises Reception Hall, Living Room, Dining Room, Breakfast Kitchen, Utility Room with Cloaks/WC, Shower Room, 3 Bedrooms and En-Suite to Master. Outside there is a private drive leading to an integral double garage and gardens surround the property.



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Key Features

- OFFERED UNFURNISHED
- Spacious Detached Bungalow
- Situated On A Generous Plot Overlooking Golf Course
- 3 Double Bedrooms
- En-Suite To Master
- Contemporary Shower Room
- Double Garage
- Extensive Parking
- Large First Floor Storage Area
- EPC=D CTAX=F



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

LOCATION

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. 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

4'10" x 17'7" (1.47 x 5.36)

Allowing access to the property, staircase to first floor storage area, double doors opening to

RECEPTION HALLWAY

14'2" x 6'11" (4.32 x 2.11)

Narrowing to inner hallway with useful storage cupboard

BREAKFAST KITCHEN

16'10" x 11'4" (5.13 x 3.45)

Fitted with a range of wall and base units mounted with complimentary work surfaces, tiled splashbacks, stainless steel sink unit, integrated oven, hob, microwave, dishwasher and fridge

UTILITY ROOM

10'2" x 15'11" (3.10 x 4.85)

Fitted with a range of wall and base units mounted with complimentary work surfaces, tiled splashbacks and Cloaks/WC off

CLOAKS/WC

With a two piece white suite comprising WC and wash hand basin

DINING ROOM

13'7" x 11'5" (4.14 x 3.48)

With views over the Golf Course and double doors to:

LIVING ROOM

18'10" x 16'3" (5.74 x 4.95)

With electric fire, two wall lights, French doors and panoramic views of the Golf Course

BEDROOM 1

13'6" x 13'7" (4.11 x 4.14)

With large walk-in wardrobe

EN-SUITE

6'5" x 7'8" (1.96 x 2.34)

Fitted with a three piece suite comprising WC, hand basin mounted within vanity unit and shower cubicle

BEDROOM 2

10'2" x 14'9" (3.10 x 4.50)

BEDROOM 3

13'5" x 11'9" max (4.09 x 3.58 max)

SHOWER ROOM

10'2" x 7'9" (3.10 x 2.36)

The modern shower room is fitted with a three piece white suite comprising WC, wash hand basin and a walk-in shower

DOUBLE GARAGE

20'1" x 19'2" (6.12 x 5.84)

With two up and over doors to the front, double doors to an external decking

OUTSIDE

The plot extends to approximately 0.4 acres and is majority lawned with planting beds and shrubs. A private driveway leads to the property and provides access to the double garage

VIEWING

Strictly by appointment with the sole agents

TENANCY INFO

A minimum of 6 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 (£403.84). 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.

COUNCIL TAX

We believe the council tax to be band F (East Riding Council)

AGENTS 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, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100





GROUND FLOOR



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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Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

