

Stockbridge Road, Elloughton, HU15 1HW

£1,750 Per Calendar Month





Platinum Collection

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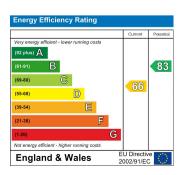
OFFERED UNFURNISHED - A spacious detached 3 Bedroom Bungalow extending to over 1700 square foot and is situated on an excellent plot with fantastic panoramic views overlooking Brough Golf Course. The Bungalow comprises Reception Hall, Living Room, Dining Room, Breakfast Kitchen, Utility Room with Cloaks/WC, 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















LOCATION

The village of Elloughton is ideally placed for access 13'7" x 11'5" (4.14 x 3.48) 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 cupoboard

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

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 unlk-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 you 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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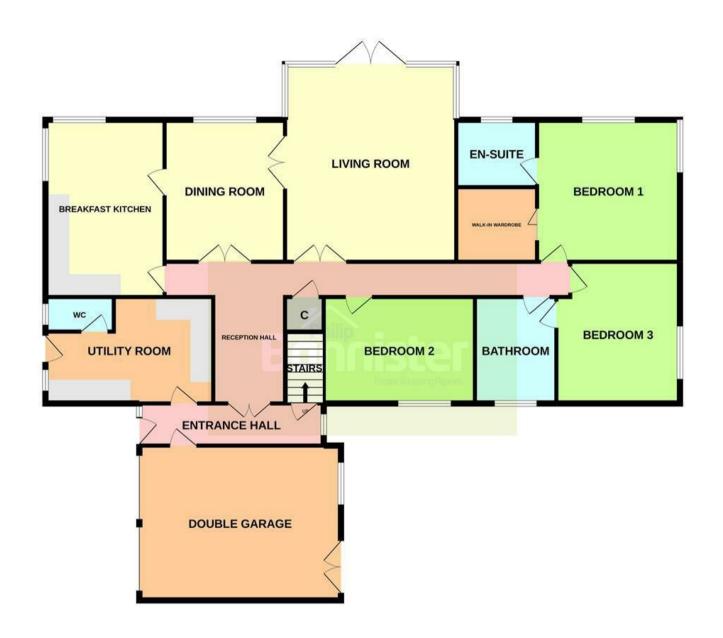


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GROUND FLOOR





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