

Welton Low Road, Elloughton, HU15 1HR

Offers Over £410,000

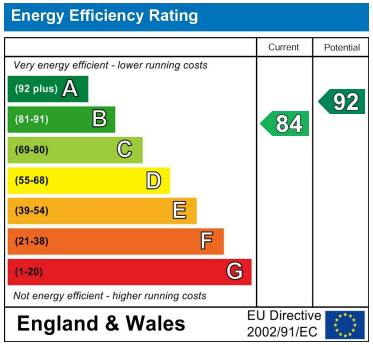
Philip Bannister
Estate & Letting Agents

Welton Low Road, Elloughton, HU15 1HR

No Chain .This superb executive detached home offers spacious, high-quality accommodation, perfect for modern family living. The property boasts an inviting entrance hall with a cloakroom/WC, a front-facing lounge, and a versatile second reception room. The highlight of the ground floor is the full-width family living kitchen, complete with a central island and integral appliances, complemented by a separate utility room. Upstairs, there are four generously sized double bedrooms, with the main bedroom featuring an en-suite, plus a stylish family bathroom. Outside, the home enjoys a rear garden, driveway, and a double garage, with the option of a furniture package to complete this exceptional offering.

Key Features

- No Chain
- Impressive Family Home
- 4 Double Bedrooms
- Stunning Family Living Kitchen
- 2 Reception Rooms
- En-Suite & Family Bathroom
- Separate Utility Room & Cloaks/WC
- Driveway & Double Garage
- Furniture Package Available












UNIVERSAL

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.

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 tiled floor throughout, a staircase to the first floor and a cloakroom/wc off.

CLOAKROOM/WC
Fitted with a two piece suite featuring WC and pedestal wash basin, partial tiling to walls around the concealed cistern. There is a continuation of the tiled flooring.

LOUNGE
16'2" x 11'5" (4.93 x 3.48)
A generous front facing reception with with natural light via an attractive bay window.

STUDY/SNUG
11'0" x 10'0" (3.35 x 3.05)
A second reception room offering excellent versatility, with windows to two elevations.

FAMILY LIVING KITCHEN
15'1" x 29'2" (4.60 x 8.89)
The spectacular open-plan family dining kitchen the 'heart of the home.' The kitchen is fitted with a comprehensive range of wall and base units mounted with solid granite work surfaces, and inset sink unit with mixer tap. The integrated Zanussi appliances include a stainless steel oven, hob beneath slimline extractor hood and dishwasher. A central island doubles as a breakfast bar with additional kitchen units and solid granite work surfaces. The tiled flooring features throughout and French doors to both the family and dining areas lead onto the rear garden. There is ample space for a dining suite and to the opposite end of the kitchen there is a family sitting area.

UTILITY ROOM
6'6" x 5'1" (1.98 x 1.55)
Adjoining the Kitchen and having matching wall and base units, solid granite work surfaces and sink unit with mixer tap, a continuation of the tiled flooring, space and plumbing for automatic washing machine and tumble dryer. A door allows access to the side of the property.

FIRST FLOOR
On the first floor, there are four double bedrooms, with the master boasting a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom

LANDING
With airing cupboard and access to rooms at first floor level.

BEDROOM 1
15'1" x 11'5" (4.60 x 3.48)
This excellent double bedroom features slide fronted fitted wardrobes, a window to front elevation and en-Suite facilities off.

EN-SUITE
5'3" x 6'10" (1.60 x 2.08)
This contemporary shower room features a three piece suite comprising WC with concealed tiled cistern, wash basin housed within vanity unit and shower cubicle, finished with tiled flooring and large mirrored walls.

BEDROOM 2
16'7" x 10'0" (5.05 x 3.05)
A further excellent sized double bedroom featuring windows to front and side elevation.

BEDROOM 3
11'4" x 10'0" (3.45 x 3.05)
This double room is located to the rear of the property with a window to the elevation.

BEDROOM 4
9'7" x 10'2" (2.92 x 3.10)
An excellent sized fourth bedroom with window to rear elevation.

BATHROOM
5'6" x 8'0" (1.68 x 2.44)
A modern family bathroom, benefiting from three piece suite comprising WC with concealed tiled cistern, wash basin and panelled bath with complementary floor and wall tiling with decorative aluminium trim.

OUTSIDE

REAR
The enclosed rear garden is laid to lawn with fencing to the boundary, a flagstone patio adjoining the property and a large decked entertaining area with fitted seating and pergola.

DRIVE & GARAGE
A double width block paved driveway provides excellent off street parking provisions and leads to a double garage. The double garage features an individual up and over door, light and power supply.

FURNITURE PACKAGE
A full furniture package is available in excess of the sale price with highlights including 4k home cinema system with surround sound, lighting, security system and EV charger, which combined are worth in excess of £15,000 when new. Further details on the full package is available on request.

PHOTOGRAPH DISCLAIMER
Please note that the photographs are taken from a previous listing of the property.

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 F. (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, however it is subject to an Estate Charge and annual costs are applicable. There may also be associated which should be verified by your legal representatives.

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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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.
Made with Metropix ©2024

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents