



Longleat Avenue, Elloughton, HU15 1RL
Guide Price £315,000


Bannister

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Key Features

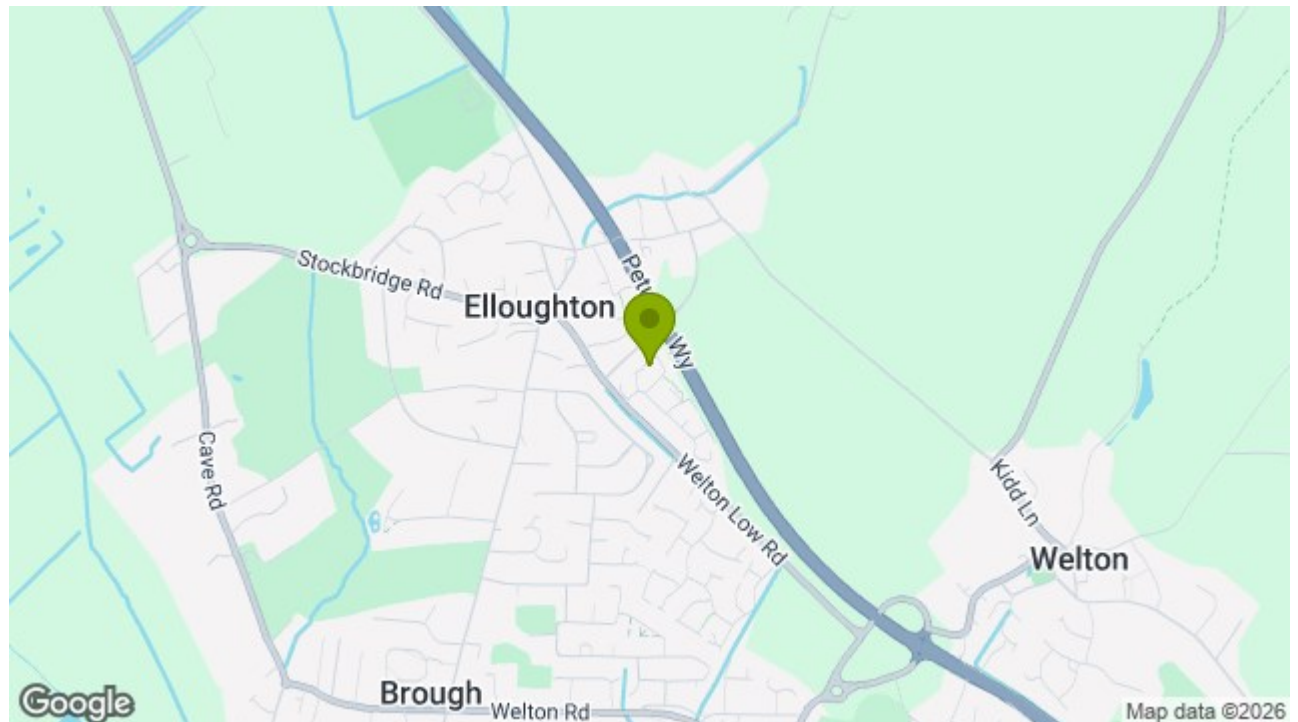
- Immaculate Family Home
- 4 Excellent Sized Bedrooms
- Spacious Dining Kitchen With Appliances
- Utility Room & WC
- En-Suite To Bedroom 1
- Double Width Driveway
- Good Sized Rear Garden
- EV Charger
- EPC = B
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GUIDE PRICE £315,000 - £325,000

Beautifully presented throughout, this impressive four bedroom family home occupies a desirable position within a sought-after modern development, ideally placed for access to highly regarded primary and secondary schools. Lovingly maintained by the current owners since purchasing the property new in 2017, the stylish accommodation comprises an entrance hall, comfortable lounge, a contemporary dining kitchen complete with integrated appliances, utility room and a ground floor WC.

The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Outside, the property enjoys attractive gardens to both the front and rear, a double width driveway leading to the integral garage, and the added benefit of an EV charging point.





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 accommodation.

LOUNGE

An attractive front facing reception room with decorative wall panelling, a window to the front elevation and access to an under-stair storage cupboard.

DINING KITCHEN

A beautifully appointed dining kitchen which features a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a 1/2 bowl stainless steel sink unit beneath a window to the rear elevation, a range of appliances include a double oven, fridge freezer and a dishwasher. To the opposite end of the kitchen there is ample space for a dining table and chairs, with French doors opening to the rear garden.

UTILITY ROOM

Fitted with matching units to those of the kitchen. There is a contrasting worksurface with upstand, space and plumbing for an automatic washing machine, space for a dryer and a door leading to the side of the property.

W.C.

Fitted with a two piece suite comprising concealed cistern WC and pedestal wash basin. There are

partially tiled walls and a window to the rear elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard.

BEDROOM 1

A spacious double bedroom with a window to the front elevation.

EN-SUITE

A contemporary en-suite which is fitted with a wall hung wash basin, concealed cistern WC and a shower enclosure with a thermostatic shower. There is partial wall tiling and a window to the front elevation.

BEDROOM 2

A second double bedroom, with a window to the front elevation.

BEDROOM 3

A further double bedroom with a window to the rear elevation.

BEDROOM 4

A good sized fourth bedroom with a window to the rear elevation.

BATHROOM

The family bathroom is fitted with a three piece suite comprising concealed cistern WC, wall hung wash basin and a panelled bath with a glazed screen and thermostatic shower over. There is partial wall tiling and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a garden area which is laid with slate chippings.

REAR

The rear garden is a good sized and features a sandstone patio adjoining the property with a lawned garden beyond. A further patio area is to the bottom of the garden and there are two raised sleeper planting beds upon a slate chippings.

DRIVEWAY & GARAGE

A double width block paved driveway provides off street parking for two vehicles and leads to an integral garage. The garage features an up and over door, light and power. To the side of the garage there is an EV charger.

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.

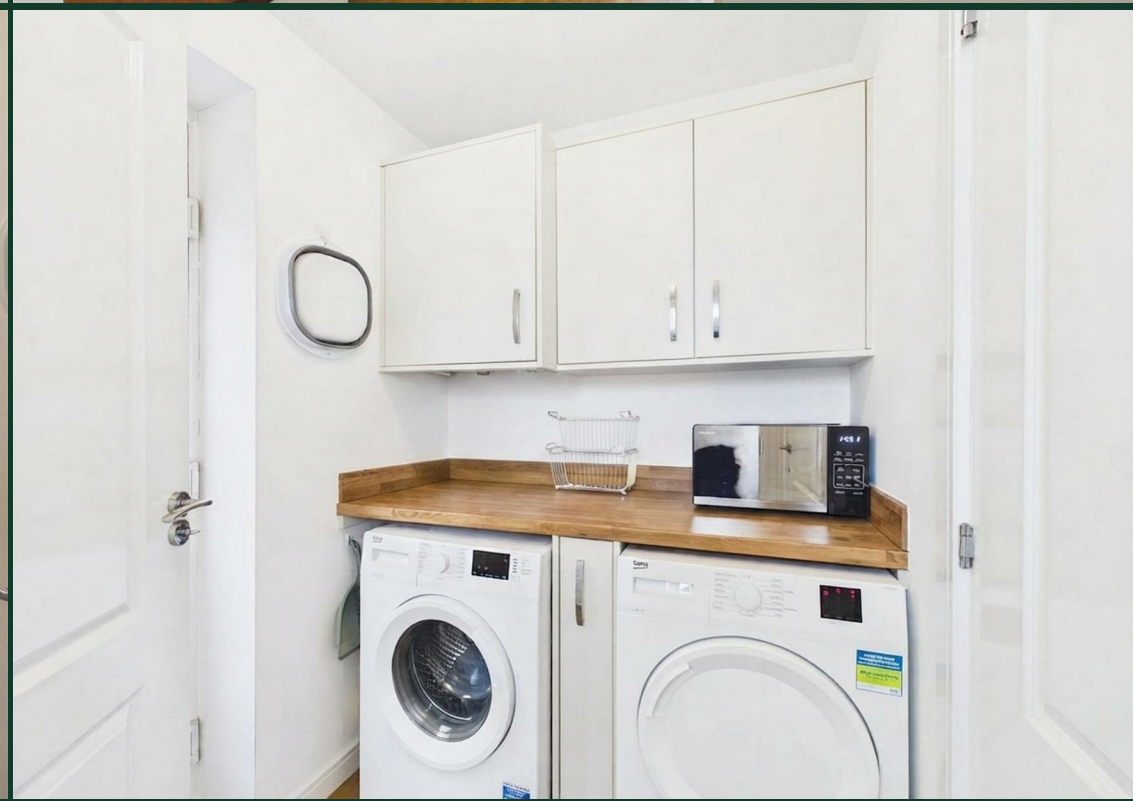
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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





associated costs. Further information available on request.

VIEWINGS.

Strictly by appointment with the sole agents.

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.

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

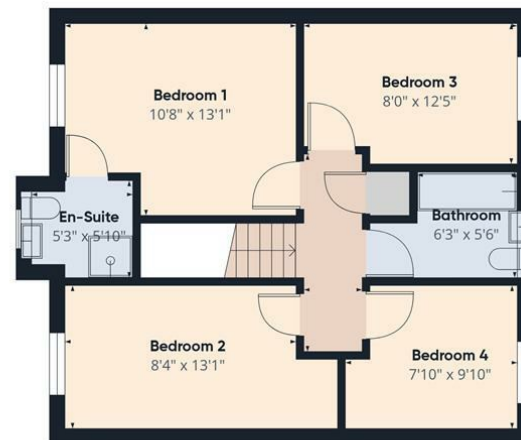
mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT 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





Ground Floor



First Floor



Approximate total area⁽¹⁾
1119 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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