



22, Littondale,  
Elloughton, HU15 1FB  
Chain Free £179,500



Grab this opportunity to purchase a modern built two bedroom end terrace property situated on the very popular Lowerdale Development in Elloughton and close to all local schools and shops, rail services etc.

The property benefits from upvc double glazing and externally tandem parking facilities for off road parking. Accommodation comprises: entrance hall, living room, dining kitchen, two good size bedrooms and bathroom. There is a large enclosed well tended L shaped rear garden with the extra benefit of a further parking space, directly opposite the house in addition to the allocated tandem parking.

Viewing really is a must!  
Council Tax Band: B



Tenure: Freehold  
East Riding of Yorkshire  
BAND: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front entrance door leads into the hallway.

### LIVING ROOM

4.20m x 2.97m (13'9" x 9'8")

Georgian style doors give access to the dining kitchen. TV and telephone points. Two radiators.

### DINING KITCHEN

3.94m x 3.02 (12'11" x 9'10")

Having a good range of light coloured wall and floor units with complimentary work surfaces incorporating white sink unit, integrated electric oven, four ring gas hob with concealed extractor over, space for fridge freezer and washing machine. Cupboard housing central heating boiler, laminate flooring and part tiling to the walls. Radiator and french doors lead into the garden.

## FIRST FLOOR

### LANDING

Hatch to loft space with power and light. UPVC double glazed window to side aspect.

### BEDROOM ONE

3.94 x 3.29 (12'11" x 10'9")

Double room to the front of the property with recessed fitted wardrobe, telephone point and radiator. Cupboard for storage.

### BEDROOM TWO

3.41m x 2.43m (11'2" x 7'11")

Double room to the rear of the property with fitted wardrobe.

### BATHROOM

2.91m x 1.46m (9'6" x 4'9")

Suite comprising of low level WC, pedestal hand basin with tile splashbacks, and panelled bath with shower over. Part tiling to the walls, recessed spotlights to the ceiling, wall mounted mirror and radiator.

### OUTSIDE

There is a large fully enclosed garden to the rear, with mature planted borders, paved patio and two sheds for storage. There is access via a side gate that leads to the driveway for private off street parking.,

To the front there is a small lawn and to the side of the driveway there is a further area of lawn and flowerbed. In addition to this there is a block paved area in front of the house for extra parking. giving three parking spaces in total with shared access.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

### APPLIANCES

None of the appliances have been tested by the agent.



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## Ground Floor



## First Floor



### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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

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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.