

3, Hunter Road,  
Elloughton, HU15 1LB  
Guide Price £199,950



## ABOUT THE PROPERTY

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**\*\*VACANT POSSESSION - NO CHAIN!\*\***

A well cared for semi-detached dormer property presenting an excellent opportunity for those seeking a comfortable and versatile home. The property is set on a generous plot within a well-established residential area, making it an ideal choice for families and individuals alike.

Step inside, you are welcomed by an inviting entrance porch that leads into a spacious entrance hall. The living room, flows seamlessly integrating a dining area, offering a warm and inviting atmosphere. The kitchen, located at the rear of the property, overlooks the established garden area, allowing for a pleasant view while preparing meals.

This home features two/three bedrooms versatile in terms of use. A conveniently situated shower room adds to the practicality of the home. Let's venture upstairs, you will find two well-appointed bedrooms easily adaptable for personal use. The outdoor space is equally impressive, with well-maintained front and rear gardens that require minimal upkeep.

The property boasts a side driveway that accommodates parking for up to three vehicles, along with easy access to a covered carport. This charming property is a place where memories can be made, and a true sense of community can be felt. Don't miss the chance to make this lovely property your new home.







## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE PORCH

Leading through to...

#### ENTRANCE HALL

Wide entrance hall with understairs storage cupboards. Staircase to first floor.

#### OPEN PLAN LIVING ROOM

3.31 x 6.85 x 4.25 (10'10" x 22'5" x 13'11")

Large 'L' shaped room with dual aspect. Feature electric fireplace. Television point.

#### KITCHEN

3.24 x 2.41 (10'7" x 7'10")

Range of base, floor and wall units with roll top worktops. Stainless steel one & half bowl sink unit with drainer. Plumbing for washing machine. Space for fridge/freezer and cooker. uPVC external door.

#### SHOWER ROOM

1.62 x 1.86 (5'3" x 6'1")

Suite comprising: low flush w/c, pedestal wash hand wash basin. Walk in shower unit with built in drying facility.

#### STUDY/BEDROOM 3

2.18 x 3.03 (7'1" x 9'11")

Spacious room to the front of the property.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE (MASTER)

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

Large bedroom with fitted wardrobes and vanity unit. Front aspect. Additional storage to the eaves.

#### BEDROOM TWO

3.15 x 4.11 (10'4" x 13'5")

Additional good sized bedroom with fitted wardrobes. Side aspect. Storage to the eaves.

#### OUTSIDE (Front & Rear)

Generous plot, multi paved garden to the rear for ease of maintenance, shed and timber boundary fencing. To the front the property has a side driveway with covered carport, additional parking and bin storage.

## ADDITIONAL INFORMATION

### \*Broadband

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

### \*Mobile

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

### \*Referral Fees

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.

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agents.



## Ground Floor



## First Floor



### 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>

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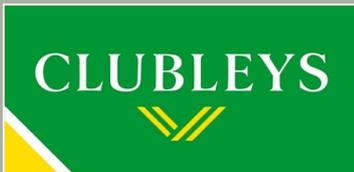
### MORTGAGES

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.

### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.