



1, Woodland Avenue,
Elloughton, HU15 1LQ
Guide Price £179,950



****Perfect for garden lovers with its generous size garden****

This delightful semi-detached dormer bungalow presents an excellent opportunity for those seeking a comfortable and spacious home the property is offered with 'Vacant Possession', allowing for a smooth transition for new owners.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge and dining room. The property boasts two well-proportioned bedrooms, providing ample space for family or guests. The bathroom suite is conveniently located, and the fitted kitchen is both functional and inviting.

One of the standout features of this home is the expansive rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The layout of the garden is sure to impress, providing a tranquil retreat to relax. Additionally, the side driveway offers ample parking, leading to a useful garage that adds to the practicality of the property.

Situated in a convenient location, this bungalow is close to local amenities and transport links, making it an ideal choice for families and professionals alike. With its generous living space and attractive outdoor area, this property is sure to attract considerable interest. We encourage prospective buyers to view early to avoid disappointment.

Tenure - Freehold
EPC: C
Council Tax: Band B



Tenure: Freehold
East Riding of Yorkshire
BAND: B

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

3.17 x 0.81 (10'4" x 2'7")

Front door into hallway, stairs off, under stairs storage cupboard.

LIVING/DINING ROOM

7.33 x 3.12 (24'0" x 10'2")

Dual aspect living/dining room with patio doors into rear garden. Feature fireplace, with wood surround, marble effect inset and hearth, with an electric pebble effect fire and space for dining table.

BATHROOM

1.99 x 1.68 (6'6" x 5'6")

Suite comprising of panelled bath, pedestal wash hand basin, low level WC and part tiled walls.

FITTED KITCHEN

3.47 x 2.36 (11'4" x 7'8")

Fitted with a range of base and wall mounted units, complimentary worksurfaces housing stainless steel sink unit, integrated oven and electric hob, space for washer, fridge/freezer. Back door off....

FIRST FLOOR

LANDING

Hatch to loft and window to side elevation

BEDROOM ONE

3.97 x 2.96 (13'0" x 9'8")

To front elevation, recessed cupboard housing boiler with a range of fitted furniture.

BEDROOM TWO

3.60 x 2.43 (11'9" x 7'11")

To rear elevation, double recessed cupboard with a range of fitted furniture with overhead storage.

BEDROOM THREE

2.65 x 2.42 (8'8" x 7'11")

To rear elevation, range of fitted furniture.

OUTSIDE

Front brick wall to front and side boundary. Garden to lawn with planting and slate to borderline. Side drive, wrought iron gates, leading to garage, which has up and over door, driveway with ample off street parking.

Side gate into rear garden. with paved area adjacent to property, raised (brick & edge) area with steps up, mainly laid to lawn with decorative planting to borders and timber boundary fencing.

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

APPLIANCES

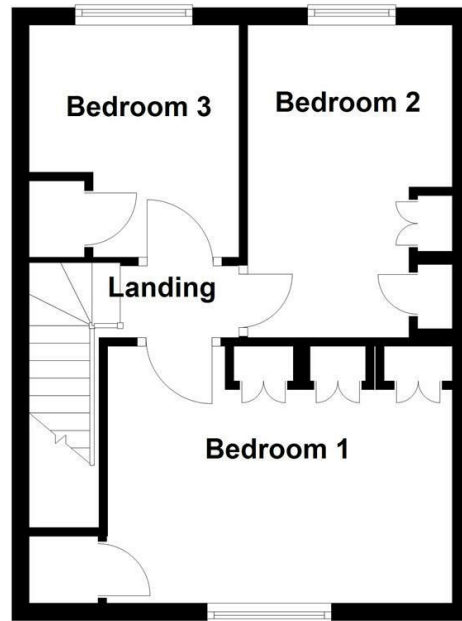
No appliances have been tested by the agent.



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

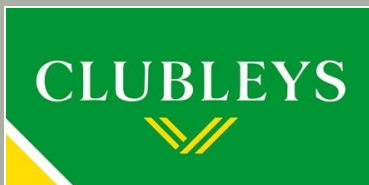
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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		87
(81-91) B		
(69-80) C	72	
(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.