



****Generous rear garden** Convenient Location**** Offered with 'Vacant Possession' this spacious detached 'true' bungalow is located in the sought after village of Elloughton. This property offers comfortable living accommodation in terms of space and locality. Briefly comprising: Entrance Hall, lounge/dining room, two good size bedrooms, bathroom suite, fitted kitchen and an additional sun room accessed from bedroom number two. The paved driveway to the front of the property offers ample parking leading to the useful garage. The gardens will not disappoint with their size and layout.

View early to avoid disappointment as interest is sure to be popular!

Tenure - Freehold
Council Tax Band - C
EPC - D

THE ACCOMMODATION COMPRISIES**ENTRANCE HALL**

Front entrance door leads into a welcoming space with internal door off into the..

LIVING ROOM/LOUNGE AREA

6.40m x 3.65m (20'11" x 11'11")

Spacious room with large feature bay window, fireplace with light coloured surround, marble effect inset and hearth housing coal effect fire. Ample space for a dining table. Coving to the ceiling and doors into kitchen and inner hallway.

KITCHEN

3.30m x 2.26m (10'9" x 7'4")

Provides a good range of modern wall and floor units with complimentary work surfaces and splash backs, incorporating single drainer stainless steel sink unit, split level oven, four ring gas hob with chimney extractor over, space for washing machine and fridge freezer. Rear door off.

INNER HALLWAY

Hatch to loft space and recessed storage cupboard.

BEDROOM ONE

4.04m x 2.72m (13'3" x 8'11")

A good sized double room with mirror fronted sliding wardrobes and window to rear aspect.

BEDROOM TWO

3.17m x 2.73m (10'4" x 8'11")

Double room to the rear of the property with patio doors leading off into..

SUN ROOM

2.81m x 2.30m (9'2" x 7'6")

Overlooking the beautiful rear aspect, laminate flooring.

SHOWER ROOM

2.23m x 1.79m (7'3" x 5'10")

Modern suite comprising of low level wc, vanity sink unit with storage under and large shower with waterfall showerhead and hand held attachment. Complimentary tiling to the walls and floor, chrome towel radiator, extractor fan and vinyl flooring.

OUTSIDE

To the front of the property is a large paved driveway

providing ample off street parking and a gravelled area. Wrought iron gates give access to the side driveway leading to the garage. Side access into the large rear garden. The rear garden is a fabulous space currently split into two areas, access through decorative timber arch into a separate section of the garden ideal for a budding gardener, would be the perfect space for a vegetable plot.

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.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground 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.



1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		66
(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

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.