



6 Brantingham Road, Elloughton, Brough, HU15 1HX

**LEONARDS**

SINCE 1884

- Three Bedroom Detached Bungalow
- Entrance Hall with Cloakroom WC off
- Conservatory 15'11 x 10'11
- No Forward Chain

- Well Proportioned Rooms
- Front Facing Lounge 17'0 x 20'6
- Rear Facing Master Bedroom with En Suite Bathroom

- Gardens with Generous Parking and Double Garage
- Rear Facing Fitted Kitchen 17'0 x 13'1
- Two Further Bedrooms

Well proportioned three bedroom detached bungalow. Offered for sale with No Forward Chain, the accommodation comprises:- Entrance hall with cloakroom WC, front facing lounge, rear facing kitchen with access into conservatory. Bedroom one with En suite bathroom, two further bedrooms. Garden areas to the front and rear with generous parking area and double garage. Gas fired central heating system and double glazing to the bungalow. Viewing via Leonards.

## Offers In The Region Of £425,000



### Location

Eloughton has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

### Entrance Hall

Main front entrance door provides access into the property. Access into all rooms off. Store cupboards.

### Cloakroom WC

Suite of WC and wash hand basin. Tiling to the walls and floor. Radiator.

### Lounge

17'0" x 20'6" (5.195m x 6.257m)

Window to the front elevation. Fire surround. Radiator.

### Kitchen

17'0" x 13'1" (5.205m x 3.999m)

Fitted with a comprehensive range of base and wall units. Work surfaces with island unit and attached breakfast bar. Range of appliances including oven, microwave, dishwasher, fridge/freezer. Window to the rear elevation with rear entrance door to the conservatory. Radiator.

### Conservatory

15'11" x 10'11" (4.863m x 3.350m)

Overlooking the rear garden with doors to the rear and side elevations. Radiator. Wooden effect flooring.

### Bedroom One

17'10" x 13'2" (5.454m x 4.019m)

French doors to the rear with adjoining windows. Bedhead with units and dressing table. Radiator.

### En Suite Bathroom

14'0" x 6'7" (4.272m x 2.013m)

Suite of corner bath, vanity unit with basin, WC and cupboards. Shower cubicle. Tiling to the walls and floor. Towel rail radiators. Window to the side elevation.

### Bedroom Two

12'5" to wardrobes x 9'7" (3.789m to wardrobes x 2.933m)

Window to the front elevation. Wardrobes and dressing table. Radiator.

### Bedroom Three

10'11" x 7'10" (3.348m x 2.401m)

Window to the side elevation. Desk. Radiator.



### **Garage**

17'10" x 19'5" (5.442m x 5.941m)

With front access door, light, power and gas fired central; heating boiler. Windows to the rear elevation and pedestrian access door.

### **Outside**

The property occupies a pleasant garden plot position and has areas to the front and rear. There is a generous off road parking area which provides access to the attached garage. The rear garden is mainly laid to lawn with pond and garden shed.

### **Energy Performance Certificate**

The current energy rating on the property is C (75).

### **Anti Money Laundering Compliance**

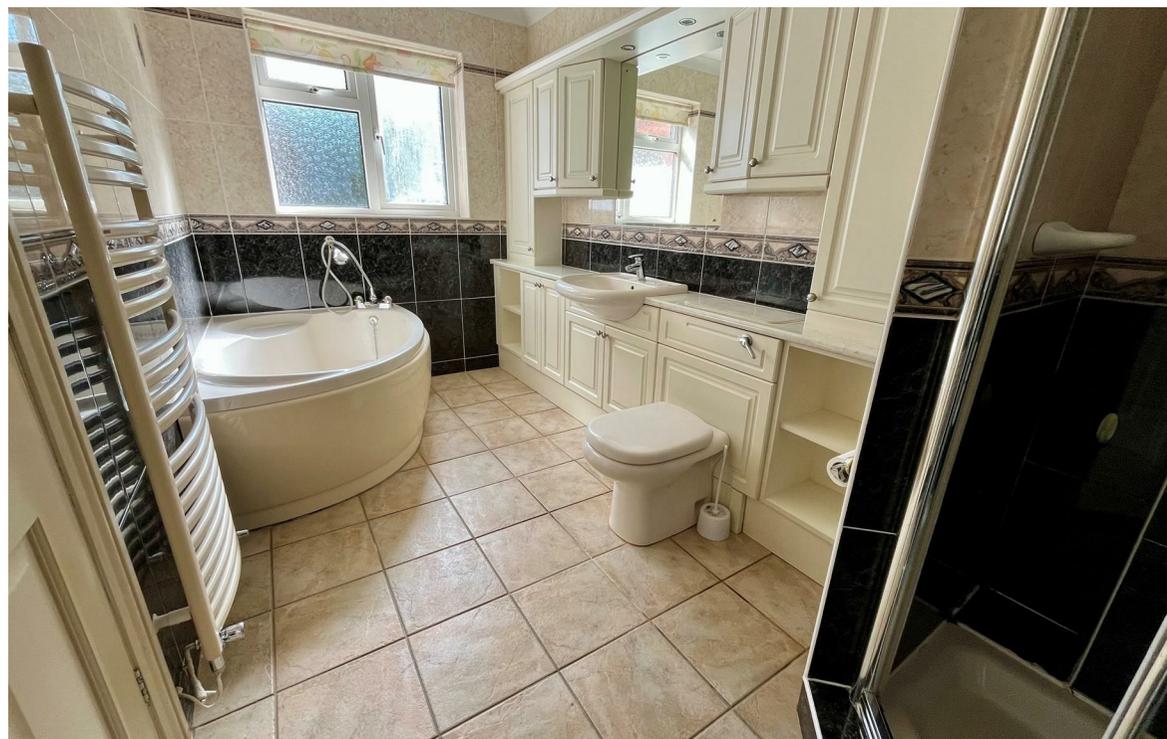
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number ELT014006000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.







Ground Floor



6 Brantingham Road, Elloughton

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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