



QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



The Vicarage 22 Church Lane, Elloughton HU15 1SP
Guide Price £650,000

- Fabulous four/five bed family house
- Fitted furniture in master bedroom
- Adjacent to primary school and church
- Large westerly facing garden
- Electric gated access
- Tucked away and attractive location
- EPC - D

Situated in a fabulous 'tucked away' position between St. Mary's Church and the highly regarded Elloughton Primary School, The Vicarage has undergone an extensive remodelling, renovation and extension to create a stunning family home. Offering very generous accommodation approaching 2,500 square feet and situated in attractive and mature gardens with a mainly westerly facing aspect, viewing is essential.

The accommodation in brief comprises entrance hall with downstairs WC, cloaks cupboard, generously sized and southerly facing lounge, further sitting/family room, separate dining room, large open plan dining kitchen with bi-fold doors onto garden and utility room. To the first floor are two double bedrooms with ensuite bathrooms, one with fitted furniture, two further generously sized double bedrooms, a further single bedroom/study and house bathroom. Large private parking area, garage and gardens.

LOCATION

The property is situated in a superb 'tucked away' location which benefits from a Westerly facing aspect at the end of Church Lane and close to the centre of the village of Elloughton. Situated adjacent to St. Mary's Church and the primary school, Church Lane is a cul-de-sac with pedestrian access to the rear which leads around to the primary school. The village has a range of local facilities and is close to the nearby town of Brough which provides a range of facilities including Morrisons superstore, railway station with regular services to Hull and direct trains to London Kings Cross. The property is also within the catchment area of the highly regarded South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

LOUNGE

19'11 x 12'11 plus bay (6.07m x 3.94m plus bay)

SITTING ROOM / FAMILY ROOM

13'10 x 12'5 (4.22m x 3.78m)

DINING ROOM

13' x 11'5 (3.96m x 3.48m)

DINING KITCHEN

19'10 x 18'10 (6.05m x 5.74m)

UTILITY ROOM

10'1 x 6'6 (3.07m x 1.98m)

DOWNSTAIRS CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM (Fully Fitted)

18'4 x 18'3 (5.59m x 5.56m)

EN-SUITE BATHROOM

BEDROOM 2

12'5 x 11' (3.78m x 3.35m)

EN-SUITE BATHROOM

BEDROOM 3

13' x 11'5 (3.96m x 3.48m)

BEDROOM 4

12'11 x 10'10 (3.94m x 3.30m)

BEDROOM 5 / STUDY

9'6 x 5'6 (2.90m x 1.68m)

FAMILY BATHROOM

12'11" x 8'5" (3.96m x 2.59m)

EXTERNAL

GARAGE

15'4 x 10'1 (4.67m x 3.07m)

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band G.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2017)

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.