Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

31 Oak Avenue, Elloughton, Brough HU15 1LA

Offers Over £295,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- No onward chain
- Four bedrooms
- Two bathrooms
- Two reception rooms plus conservatory
- Principal bedroom with en-suite
- Beautiful gardens adjoining Elloughton Beck
- Off-street parking & garage
- Excellent school catchment
- EPC Rating: C

A naturalist's dream, offered with no onward chain, an attractively presented four bedroom detached house adjoining Elloughton Beck. A much loved home with beautifully tended gardens which make the most of this position and with steps and terracing on the edge of the beck, the charm of this property's position is sure to enchant.

Attractively proportioned and having the flexibility of two reception rooms plus a conservatory, the property also has four bedrooms, the principal bedroom having an en-suite shower room and is situated on a large plot with off-street parking and garage.

The property is offered to the market with no forward chain!

LOCATION
The property is located at the head of the cul-de-sac forming Oak Avenue, which is accessed off Hunter Road in the centre of the village of Elloughton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
12'3" x 9'2" (3.73m x 2.79m)
Of an L-shape having a modern uPVC front door with glazed panels and staircase to the first floor accommodation with storage cupboard under.

LIVING ROOM
16'1" x 13'2" (4.90m x 4.01m)
A very well proportioned living room with walk-in bay window to the front elevation and further window to one side. Accessed from the entrance hall through double timber glass panelled doors and with dark wood fireplace housing an electric fire.

DINING ROOM/SITTING ROOM
10'9" x 8'8" (3.28m x 2.64m)
A further well proportioned reception room with patio doors opening into the conservatory.

CONSERVATORY
17'1" x 8'11" (5.21m x 2.72m)
Offering flexibility of use and with French doors opening onto the garden.

KITCHEN
13'7" x 9' maximum reducing to 5'3" (4.14m x 2.74m maximum reducing to 1.60m)
Wall and base storage units with laminate work surfaces and ceramic tile splashbacks, one and a half bowl stainless steel sink and drainer, slide out space for hob with extractor over, space and plumbing for washing machine and fridge freezer.

CLOAKS
3'2" x 5'4" (0.97m x 1.63m)
Two piece sanitary suite comprising low level w.c. and hand wash basin, tiled walls and window to the side elevation.

FIRST FLOOR

LANDING

BEDROOM 1
10'10" x 11'1" (3.30m x 3.38m)
Bay window to the front elevation and built-in wardrobes including drawer units.

EN-SUITE SHOWER ROOM
Three piece sanitary suite comprising corner shower enclosure, close coupled w.c. and pedestal hand wash basin, fully tiled walls and heated towel rail.

BEDROOM 2
10'10" x 9'3" (3.30m x 2.82m)
Window to the rear elevation and cupboard with sliding mirrored fronts.

BEDROOM 3
10'9" x 6'5" (3.28m x 1.96m)
Window to the front elevation.

BEDROOM 4
8'8" x 6'5" (2.64m x 1.96m)
Window to the rear elevation.

BATHROOM
5'10" x 4'5" (1.78m x 1.35m)
Three piece sanitary suite comprising double walk-in shower enclosure, pedestal hand wash basin and close coupled w.c., partially tiled walls and heated towel rail.

OUTSIDE

GARAGE
16'9" x 8'2" (5.11m x 2.49m)
Up-and-over door and supplied with light and power, window to the rear elevation and courtesy door opening into the conservatory.

GARDENS
The property is in an attractive position at the head of the cul-de-sac with a brick sett drive turning onto the plot and leading up to the garage. The front garden is lawned and well tended with a central flower bed, silver birch tree and well stocked flower borders. Steps provide access to the side of the beck.

The garden continues to the side of the property with terracing adjacent to the beck and leads to the rear garden.

The rear garden is beautifully tended with a central lawn and steps leading down from the conservatory into the garden. With a large ornamental pond and numerous shrubs and trees, there are further steps down to the banks of the beck which is real feature of the garden.

SERVICES
All mains services are available or connected to the property. The property has had solar panels installed.

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 D.

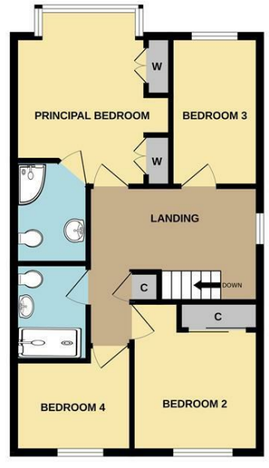
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 ©2023

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.