





The Property Specialists

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14 Hill Rise, Elloughton HU15 1JG
£375,000

- Fabulous corner plot
- Requiring modernisation
- Ideal for both Brough and Elloughton
- Huge potential
- Large southerly facing garden
- Double garage
- Sought after school catchment
- EPC - D

Situated on a superb corner plot in an attractive position between Elloughton and Brough this spacious family house offers huge potential. Having a large southerly facing garden, the property requires modernisation and offers a flexible layout with room to extend and remodel (subject to the necessary permissions).

Offered with no forward chain and vacant possession, the property is in an excellent school catchment being served by both Elloughton Primary School and South Hunsley Secondary School.

LOCATION

The property is located on the corner of the junction of Hill Rise and Elloughton Road and where Brough village meets Elloughton. This attractive position provides ease of access to the amenities of both villages and is convenient for the mainline railway station and major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'1" x 8'6" (3.38m x 2.59m)
Timber front door with glass panel, stairs to the first floor with storage space under.

LIVING ROOM

19'9" x 12' (6.02m x 3.66m)
A well-proportioned room with a light and airy feel courtesy of the window to front elevation and patio doors opening onto the southerly facing garden. An Adam style fireplace currently houses an electric fire.

DINING ROOM / SITTING ROOM

11'6" x 8'10" (3.51m x 2.69m)
Allowing flexibility of use, window to the front elevation.

BREAKFAST KITCHEN

13'10" x 10'11" (4.22m x 3.33m)
Offering a range of wall and base storage units with laminate worksurfaces, slide out space for oven and hob, stainless steel sink and drainer, space and plumbing for dishwasher, and French doors opening out onto the rear garden.

UTILITY ROOM

10'11" x 5'11" (3.33m x 1.80m)
Space and plumbing for washing machine, wall-mounted boiler, uPVC glass panelled door opening onto the rear garden and further integral door leading through into the double garage.

CLOAKROOM

4'4" x 3'11" (1.32m x 1.19m)
Two piece sanitary suite comprising WC and wall-hung hand wash basin, window to front elevation.

FIRST FLOOR

LANDING

Airing cupboard.

BEDROOM 1

14'9" x 11'11" (4.50m x 3.63m)
Fitted wardrobes and window to front elevation.

EN-SUITE SHOWER ROOM

11'11" x 4'8" (3.63m x 1.42m)
Four piece sanitary suite comprising shower in cubicle, bidet, pedestal wash hand basin and low level WC, window to the rear elevation.

BEDROOM 2

12'3" x 7'6" (3.73m x 2.29m)
Built-in wardrobes and window to rear elevation.

BEDROOM 3

9'9" x 8'9" (2.97m x 2.67m)
Window to front elevation and built-in wardrobes.

BEDROOM 4

11'1" x 4'11" (3.38m x 1.50m)
Window to front elevation.

BATHROOM

7'7" x 7'6" (2.31m x 2.29m)
Three piece sanitary suite comprising pedestal wash hand basin, panelled bath and WC, window to rear elevation.

OUTSIDE

The property is set back from the road with a generous amount of mature shrubbery providing the front of the property with a good level of privacy. Behind the shrubs and hedgerow is an area of lawn and a double concrete driveway leads up to the garage.

The rear garden is generously sized and southerly facing. Largely lawned there are a number of ornamental shrubs and trees.

DOUBLE GARAGE

17'9" x 17'4" (5.41m x 5.28m)
Double electric up & over door, courtesy door opening onto the garden and window to one side. Further storage in the roofspace.

Please note that the vendor suspects that the floor of the garage has been affected by sulphate attack which has caused the concrete on the garage floor to expand and crack. We would strongly recommend that any potential purchaser has a specialist survey of the property and to investigate this issue.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

VIEWING

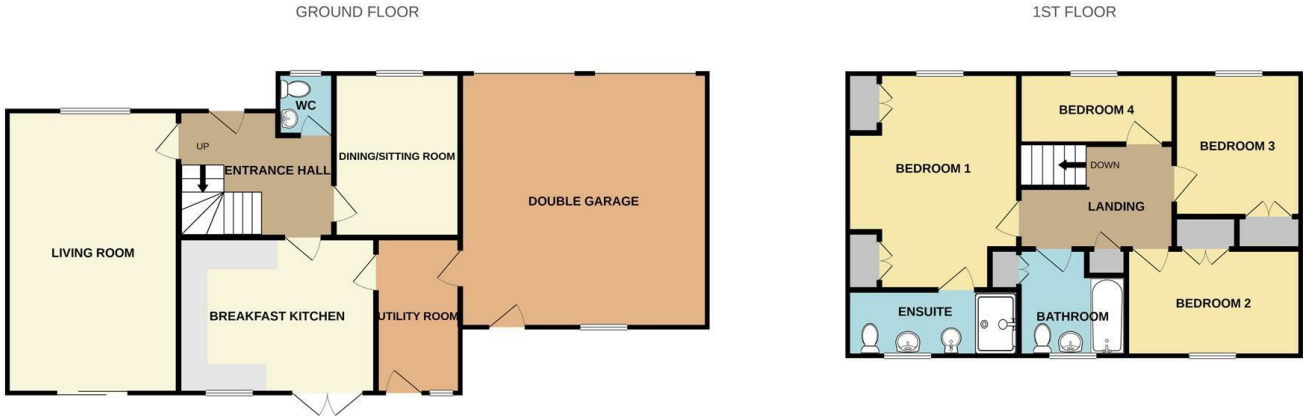
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

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.



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.
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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.