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

QUICK & CLARKE
The Property Specialists

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38 Beech Road, Elloughton HU15 1JX

Offers Over £200,000

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- No onward chain
- Well proportioned true bungalow
- Southerly facing garden
- Side drive & garage
- Easy to maintain property
- Sought after location
- EPC: Awaited

Situated in this extremely sought after area, a superb and well proportioned true bungalow offered with no forward chain. The property has been well maintained and benefits from a recently fitted modern wet room, and has a modern kitchen situated to the rear of the property. With easy to maintain gardens, the rear having a Southerly aspect, the property also benefits from off-street parking on a side drive and a garage.

LOCATION
The property is located on Beech Road, which is accessed off Main Street in this very popular area of the village of Elloughton. The orientation of the bungalow provides for an ideal South-Westerly facing aspect to the rear garden.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
9'4" x 5'7" (2.84m x 1.70m)
Modern composite front door with ornate glass panel and further window to one side, storage cupboard and doors leading through into the reception rooms and bedrooms.

LIVING ROOM
15'6" x 11'4" (4.72m x 3.45m)
A very well proportioned room allowing flexibility of layout and with space for both living and dining room furniture. The patio doors open out onto the rear garden and there is a fireplace housing the gas living flame fire with tiled hearth.

KITCHEN
9'2" x 7'5" (2.79m x 2.26m)
Offering a range of wall and base storage units with laminate work surfaces and stainless steel one and a half bowl sink and drainer, oven and hob, tiled walls, window to rear elevation, space for fridge freezer and laminate flooring. uPVC glass panelled door providing access to the side drive and the rear garden.

BEDROOM 1
10'3" x 11' (3.12m x 3.35m)
Window to the front elevation and built-in wardrobes.

BEDROOM 2
9'4" x 10'6" to wardrobes (2.84m x 3.20m to wardrobes)
Window to front elevation and built-in wardrobes.

SHOWER ROOM
7'8" x 4'11" (2.34m x 1.50m)
Modern three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and wet room shower, fully tiled walls, window to the side elevation, chrome heated towel rail and cupboard housing the hot water tank.

OUTSIDE
The property is set well back from the road with the front garden being laid under stone chippings for ease of maintenance. A drive leads down the side of the property and up to the garage and provides ample parking for a number of cars.

The rear garden has also been laid under gravel for ease of maintenance and the detached garage has up-and-over doors and side courtesy door accessed off the rear garden.

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 to be Freehold (to be confirmed by the vendor's solicitor).

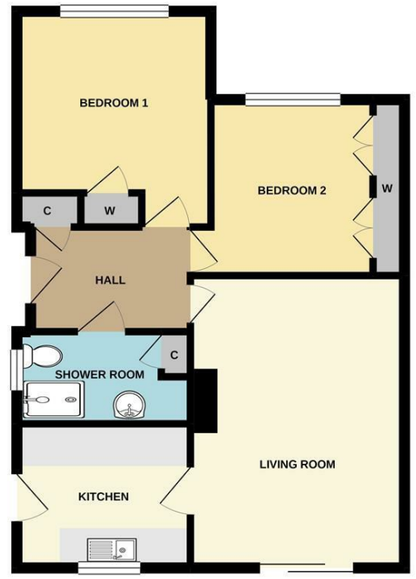
VIEWING
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

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.

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



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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