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

QUICK & CLARKE

The Property Specialists

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The Vicarage 22 Church Lane, Elloughton HU15 1SP

Guide Price £650,000

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- Former Vicarage detached house
- Stylish elevations throughout
- Large westerly facing garden
- Electric gated access
- Three Versatile receptions
- Bespoke Living Dining Kitchen
- FIVE Bedrooms
- THREE Bathrooms
- Viewing is a must!
- 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 en-suite 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

Wood effect tiled flooring. Staircase leading to the first floor accommodation.

LOUNGE

19'11 x 12'11 plus bay (6.07m x 3.94m plus bay)
With uPVC double glazed windows and french doors opening in to the garden. Brick fireplace with wooden beam housing the log burner. TV aerial point. Double oak and glazed doors lead in to the:

SITTING ROOM / FAMILY ROOM

13'10 x 12'5 (4.22m x 3.78m)
With uPVC double glazed window. Wood effect tiled flooring.

DINING AREA

13' x 11'5 (3.96m x 3.48m)
uPVc double glazed window. Wood effect tiled flooring.

LIVING DINING KITCHEN

19'10 x 18'10 (6.05m x 5.74m)
uPVC double glazed windows and bifolding which open out in to the gardens. Modern Two tones shaker designed kitchen with granite worksurfaces and central island The island houses a selection of drawers or cupboard with stainless steel gas hob and suspended stainless steel extractor. Sunken sink unit with mixer tap. There are a host of built in and integrated appliances including fridge, freezer and dishwasher. Stainless steel fan over with combination microwave above. Wood effect tiled flooring flows throughout.

UTILITY ROOM

10'1 x 6'6 (3.07m x 1.98m)
With matching until to the kitchen and space for both washing machine and tumble dryer.

DOWNSTAIRS CLOAKROOM

Two piece contemporary suite with wash hand basin in vanity and low level WC

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

18'4 x 18'3 (5.59m x 5.56m)
uPVC double glazed french doors with Juliet balcony. Fitted wardrobes providing hanging and storage units, TV aerial point.

EN-SUITE BATHROOM

With contemporary suite in white enjoying independent shower cubicle, wash hand basin in vanity, low level wc. Stunning tiled splash backs and machining floor tiling.

BEDROOM 2

12'5 x 11' (3.78m x 3.35m)
uPVC double glazed window. TV aerial point,

EN-SUITE BATHROOM

uPVC double glazed window. Contemporary three piece enjoying wash hand basin in vanity, low level WC and independent shower cubicle. Tiled splash backs and matching floor tiling.

BEDROOM 3

13' x 11'5 (3.96m x 3.48m)
uPVC double window. TV aerial point.

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.

BEDROOM 4

12'11 x 10'10 (3.94m x 3.30m)
uPVC double glazed window and TV aerial point.

BEDROOM 5 / STUDY

9'6 x 5'6 (2.90m x 1.68m)
uPVC double glazed window. TV aerial point

FAMILY BATHROOM

12'11" x 8'5" (3.96m x 2.59m)
uPVc double glazed window. Contemporary suite enjoying a free standing bath with central taps, Vanity units housing the low level and WC. Tiled splashbacks and matching floor tiling.

EXTERNAL

There is block sett driveway to the front and single garage with electric up and over door. Good size lawned garden.

GARAGE

15'4 x 10'1 (4.67m x 3.07m)
Up and over door electric, power and light.

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 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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