



THE LOCATION

Ellerker is a conservation village situated to the west of Hull and highly regarded as one of the areas most sought residential locations. There is a village green, pond, restaurant within the village and many more amenities in the nearby village of Brough which include a main line railway station. Ellerker is on the door step of the A63 dual carriageway and therefore providing access to the M62 and the regions motorway network.

THE PROPERTY

Dating back to the mid eighteenth century and built on earlier foundations an ELEGANT RESIDENCE FULL of CHARACTER and CHARM having much of the original interior woodwork from the eighteenth century remodelling.

Located within the heart of the popular and picturesque village of Ellerker with rear views over the Church is this stunning four bedroom detached period property which has been tastefully and sympathetically upgraded, yet still retaining many original features. The accommodation briefly comprises conservatory, entrance hall, two reception rooms, kitchen, library and shower room to the ground floor. On the first floor there is the master bedroom with ensuite bathroom and second bedroom. There are two further bedrooms to the second floor. There is a delightful cottage style garden to the front of the property and driveway.



THE ACCOMMODATION COMPRISES

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GROUND FLOOR

ENTRANCE

Double doors opening into the..

CONSERVATORY 12'2" x 8'10" (3.71m x 2.69m)

A good sized additional space comprising of low-rise wall with timber framed glazed windows and tinted double glazed roof. Stone flagged floor. Door leading into..

ENTRANCE HALL

Stairs leading off to the first floor accommodation. Lovely decorative panelling to walls under stairs storage cupboard and feature stone floor.

CELLAR

Half cellar located below stairs and stone flagged floor.

SITTING ROOM 14'2" x 13'10" (4.32m x 4.22m)

Feature fireplace with tiled hearth housing a wood burning stove and recessed shelving to the side with cupboards below. Ornate original coving to ceiling and original oak wood floorboards. Door leading into..

LIBRARY 18'1" x 9'6" (5.50m x 2.89m)

A delightful character room with exposed original roof timber beams and recessed book shelves. Free standing wood burning stove and Stone flagged floor. Door leading into..

SHOWER ROOM 8'2" x 4'11" (2.50m x 1.50m)

White suite comprising low level wc, pedestal hand basin and shower cabinet with electric shower. Tiled walls with timber wood panelling to one wall and chrome ladder style heated towel rail. Extractor fan and recessed ceiling spotlights. Tiling to floor.

LIVING ROOM 14'1" x 14'0" (4.30m x 4.27m)

Boasting a lovely bay window with seat, attractive feature fireplace with tiled hearth housing wood burning stove. Beamed ceiling, recessed cupboard and book shelves. Original oak wood floorboards. Door leading into..

KITCHEN 11'11" x 10'5" (3.64m x 3.18m)

Country style kitchen with beamed ceiling, having an excellent range of cream wall and floor units with complementary wooden work surfaces, splash backs and part tiling to walls, incorporating a Rayburn range cooker with concealed extractor above. Feature Belfast sink with mixer tap over Space for fridge and tiling to the floor. Door leading into the..

PORCH

Tiling to floor and door leading out to the garden. Recently installed (2017) oil central heating boiler with 7 year warranty.

FIRST FLOOR

LANDING

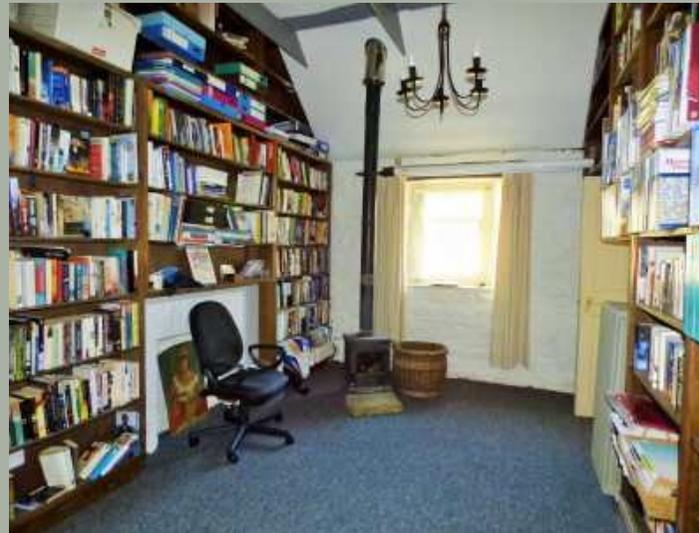
Original Georgian staircase leading to the first floor landing with a feature window seat.

MASTER BEDROOM 14'2" x 14'0" (4.33m x 4.27m)

A lovely spacious room with twin double fitted wardrobes and a further recessed cupboard. Boasting original waxed wooden floor boards. Window recess with feature window seat.

EN-SUITE

White suite comprising low level wc, pedestal hand basin and free standing bath with waterfall shower over and seperate hand held shower attachment. Half panelled walls and sloping ceiling. Vinyl flooring and feature wall light.



BEDROOM TWO 14'2" x 12'10" (4.33m x 3.92m)

Two Double wardrobes to either side of the chimney recess's and a further recessed cupboard. Original cast iron open fire with timber surround and original waxed wooden floorboards.

SECOND FLOOR

Stairs leading to the second floor landing with decorative panelling to walls.

LANDING

Spacious landing with dormer window and laminate flooring and triple recessed cupboards providing further storage

SHOWER ROOM

Shower room comprising low level Wc, vanity sink unit and shower cubicle with electric shower.

BEDROOM THREE 14'2" x 13'8" (4.31m x 4.16m)

A good sized room with feature brick wall and projecting dormer window. Vanity hand basin with unit under.

BEDROOM FOUR 12'0" x 11'4" (3.65m x 3.45m)

Feature brick walling and projecting dormer window. Hatch to loft space.

OUTSIDE

GARDEN

To the front of the house is a delightful private mature garden enjoying a southerly facing aspect, with lawned gardens, patio area and brick pathway bordered by mature shrub borders. Off street parking. There are an additional two brick and tile garden sheds.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

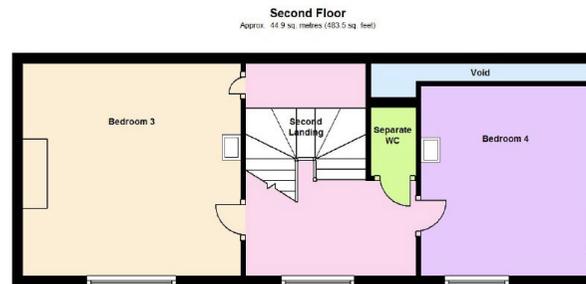
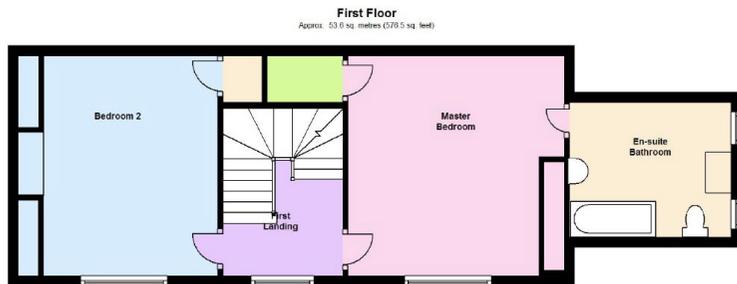
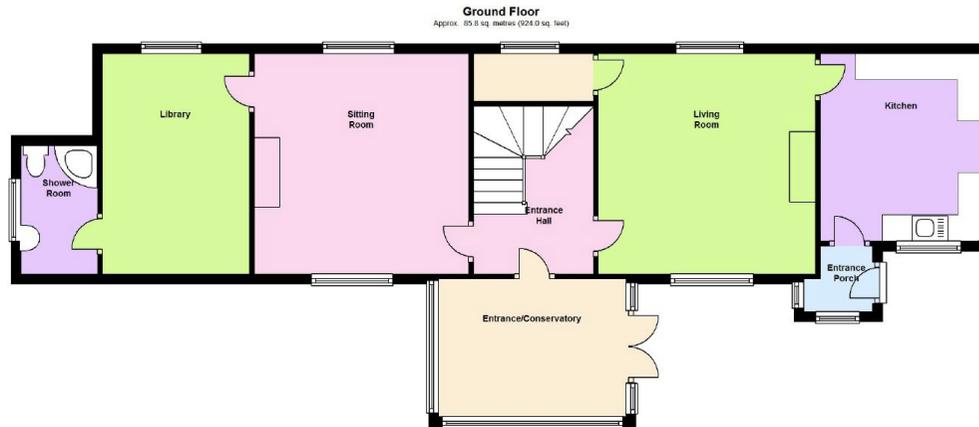
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Floor Plan

This plan is for illustrative purposes only



Total area: approx. 194.3 sq. metres (1984.1 sq. feet)

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