CLUBLEYS

16, Elloughton Road, Elloughton, HU15 1AE
£200,000

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ABOUT THE PROPERTY

Thoughtfully arranged and beautifully presented throughout, the property offers a bright and practical layout with a welcoming feel. Three well-proportioned bedrooms are complemented by a stylish modern bathroom, making this a superb choice for couples and families alike.

Outside, the well-maintained rear garden provides a lovely space for relaxing and entertaining, while off-street parking for two vehicles is a real added bonus.
Ideally positioned close to the local primary school and everyday amenities, this attractive three-bedroom terraced home blends traditional proportions with a fresh, contemporary finish.

Ready to move straight into, this charming home on Elloughton Road delivers the perfect balance of traditional appeal, modern comfort and a highly convenient location — early viewing is strongly recommended.

ERYC TAX BAND: B
EPC: D

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Estate Agents | Lettings Agents | Chartered Surveyors

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: B

ACOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL
With stairs to first floor, radiator, glazed entrance door and side screens.

CLOAKS/ W.C
With low flush W.C, pedestal wash hand basin, inset spot lights and radiator.

LOUNGE
3.12 x 3.35 (10'2" x 10'11")
Having a feature open cast fireplace, bay window to the front elevation, coving and feature wood effect flooring.

DINING ROOM
3.20 x 3.00 (10'5" x 9'10")
With coving, built in storage. feature wood effect flooring and archway through to...

MODERN KITCHEN
4.65 x 2.21 (15'3" x 7'3")
Spacious kitchen with a range of shaker style base and wall units with contrasting worksurfaces, tiled splashbacks, single drainer sink unit, integrated oven, four ring gas hob, extractor fan over, integrated dishwasher, plumbing for automatic washing machine, space for fridge/ freezer, feature wood effect flooring, windows to rear and external access door.

FIRST FLOOR ACCOMODATION

LANDING
Loft access hatch with pull down ladder.

BEDROOM ONE
3.12 x 3.35 (10'2" x 10'11")
With bay window to the front elevation, original feature fireplace, radiator.

BEDROOM TWO
3.12 x 2.97 (10'2" x 9'8")
With fitted cupboard, wall mounted housing for gas central heating boiler, window to rear elevation, radiator.

BEDROOM THREE
2.11 x 1.65 (6'11" x 5'4")
Window to the front elevation, radiator.

BATHROOM
With three piece white suite comprising: panel bath with shower over and screen, pedestal wash hand basin, low flush WC, tiling to the walls, inset spot lights and window to the rear elevation, radiator, laminate flooring.

OUTSIDE
A pathway leads to the front of the property with a lawned garden and hedged boundary. The rear garden is artificially lawned with a a paved patio adjacent the property and a further raised patio seating area, privet hedging to the boundary and fencing. A gate leads to the ten-foot at the rear beyond you will find a further garden with a garage and off street parking space.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains gas, electricity & drainage are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

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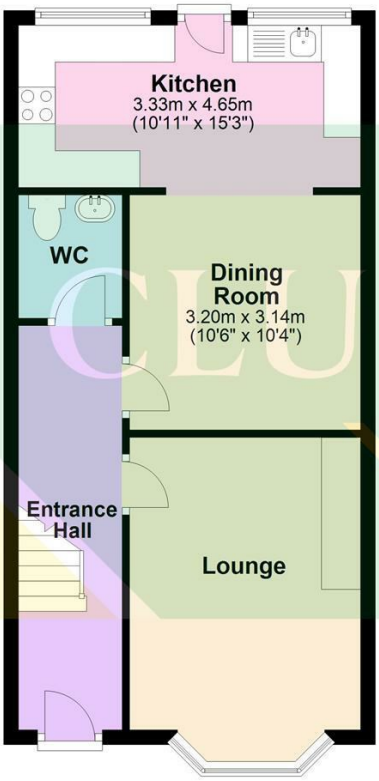
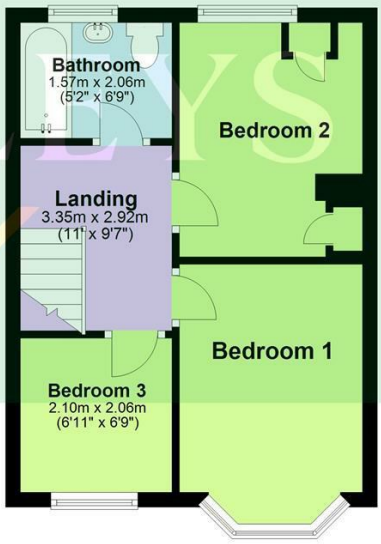
Ground Floor



First Floor



Total area: approx. 84.5 sq. metres (909.9 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
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MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

CLUBLEYS

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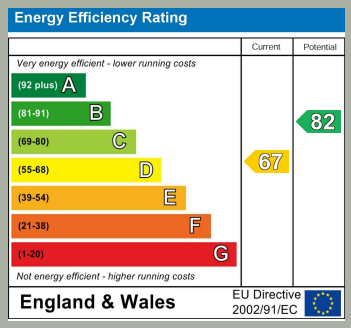

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.