



Ransome Way, Elloughton, HU15 1LJ
£450,000

Philip
Bannister
Estate & Letting Agents

Ransome Way, Elloughton, HU15 1UJ

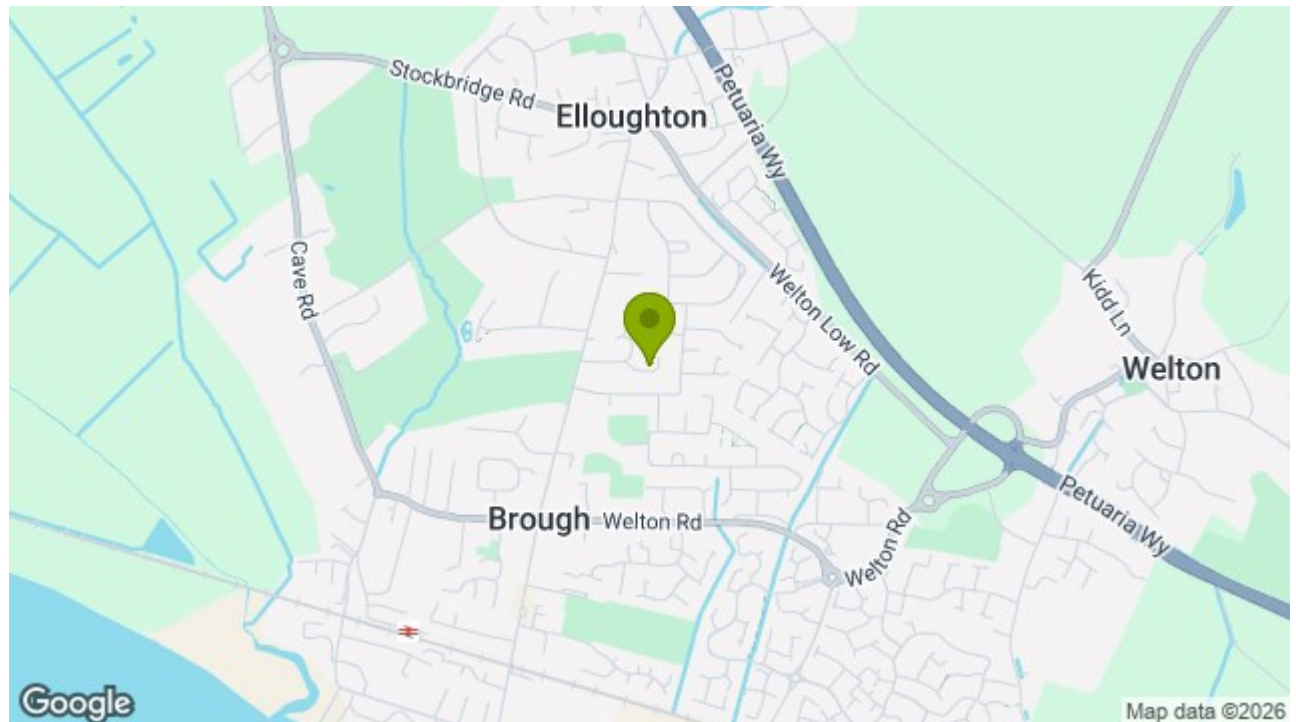
Key Features

- Exceptional 3 Bedroom Home
- Finished To A High Standard
- Well Appointed Breakfast Kitchen
- Superb Garden Room Overlooking The Garden
- 2 Further Reception Rooms
- Luxurious Shower Room
- Private Rear Garden
- Driveway Parking & Garage
- EPC =
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This exceptional three-bedroom family home offers luxurious, high-spec living within a desirable street of executive properties. Beautifully updated to a meticulous standard, the house showcases stylish interiors and spacious accommodation. The ground floor welcomes you with an entrance porch leading into a generous hallway with a well-appointed cloakroom/WC. A front-facing lounge with a log-burning stove leads to a versatile second reception room with sliding doors to the private courtyard area. The heart of the home is the stunning dining kitchen, fitted with midnight blue units and flowing seamlessly into a garden room, ideal for family living and entertaining. A practical boot room completes the ground floor layout.

Upstairs, the quality continues with three generously sized bedrooms, each benefiting from built-in wardrobes and access to a lavishly appointed shower room, finished to a superb standard. Externally, the home offers driveway parking, an attached garage, and a beautifully landscaped rear garden that enjoys a degree of privacy having a sleek porcelain patio seating area providing a perfect spot for outdoor dining.







ACCOMMODATION

The property is arranged over two floors and comprises:

ENTRANCE PORCH

Allowing access to the property through a composite entrance door. The glazed porch features a quarry tiled floor and a glazed entrance door to:

ENTRANCE HALL

The attractive entrance hall features a herringbone style floor, a staircase leading to the first floor and access to a useful storage cupboard.

CLOAKROOM/WC

The well appointed cloakroom is fitted with a two piece suite comprising WC and inset vanity wash basin with fixed storage. There are partially tiled walls, a tiled floor and a vertical radiator.

LOUNGE

A spacious front facing lounge with a large picture window providing plenty of natural light. There is an additional window to the side elevation and a fabulous log burning stove.

DAY ROOM

A versatile dual aspect reception room with a large picture window to the front and sliding patio doors to the rear.

DINING KITCHEN

The kitchen is fitted with a comprehensive range of 'midnight blue' handleless wall and base units with marble effect compact laminate worksurfaces and matching upstands. There is a moulded sink unit on mixer tap beneath a window overlooking the rear garden, integral appliances include a microwave, space for a freestanding range cooker and a space

for an American fridge freezer. An overhanging breakfast bar provides space for casual dining and there is a built-in bench and room for a dining table. The kitchen opens to:

GARDEN ROOM

A superb addition to the rear of the property which enjoys views across the garden. Built with a brick base, uPVC frames and an insulated roof, there are French doors which open to a patio area.

BOOT ROOM

A useful boot room with utility space. With fitted units matching those of the kitchen, solid worksurfaces beneath a tiled splashback and space for an automatic washing machine and dryer. There is a built-in boiler cupboard, quarry tiled floor and a door leading from the side of the property.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. There is a window to the front elevation and access to the loft space.

BEDROOM 1

A further double bedroom with built-in wardrobes and a window to the front elevation.

BEDROOM 2

A spacious double bedroom with an open fronted wardrobe and a window to the rear elevation.

BEDROOM 3

A good sized third bedroom with open fronted fitted wardrobes and a window to the rear elevation.

SHOWER ROOM

A luxurious shower room which is fitted with a three

piece suite comprising large walk-in shower area with 'rainfall' head and hand-held body shower, table top wash basin with storage beneath and a concealed cistern WC. There is tiling to the walls and floor along with a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a gravel driveway providing off street parking for several vehicles.

REAR

The rear garden offers a good degree of privacy and features a porcelain patio which adjoins the property and a lawn beyond. The patio continues to the side of the property where there is a private area which can be accessed via the sliding doors from the day room. The garden is completed with established planting and timber fencing to the perimeter.

GARAGE

An attached garage features a remote shutter door, light and power.

GENERAL INFORMATION

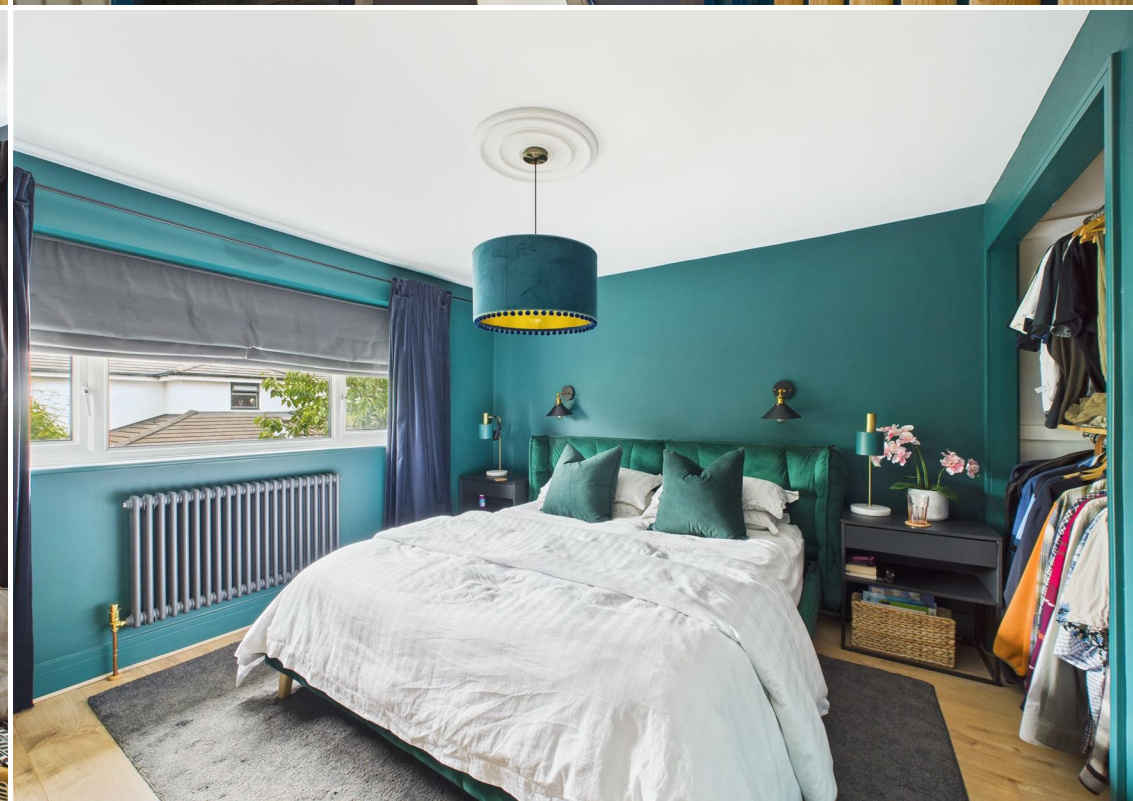
SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.





FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is

at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Ground Floor



First Floor



Approximate total area^m
1412 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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