



8 Chatsworth Drive, Elloughton

£1,200 Per Calendar Month

OFFERED UNFURNISHED - This modern Detached Residence built in late 2016 features 4 Bedrooms, 2 Bathrooms and 2 Reception Rooms plus excellent Kitchen/Day Room and Garage. Viewing highly recommended.

INTRODUCTION

This very well designed Detached Residence is located off Welton Low Road, a short walk from the village centre. Constructed by Bellway Homes in late 2016, the property offers many exceptional facilities including a full width integrated Kitchen Day Room overlooking a south facing garden, Living Room, Study, Utility Room and ground floor Cloaks/WC. To the first floor a Master Bedroom has an En-suite Shower Room, 3 further Bedrooms (2 fitted) and family Bathroom. Externally, a side drive offers multiple parking leading to a single Garage.

LOCATION

The village of Elloughton is ideally placed for access to both Hull City Centre and the A63/

M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

ENTRANCE HALL

Features large white ceramic tiled floor, covered radiator.

CLOAKROOM / WC

Has white suite incorporating wash hand basin & WC,

LIVING ROOM

STUDY

KITCHEN / DAY ROOM

SUPERBLY APPOINTED with a comprehensive range of white high gloss floor and wall units with wood effect work surfaces, integrated appliances including stainless steel fronted electric oven, gas hob unit & extractor hood ; dishwasher & refrigerator/freezer; large white ceramic tiled floor throughout. Space for Dining & Living with french doors leading out to the rear garden.

UTILITY ROOM

With matching units and floor, plumbing for automatic washing machine, side security door.

MASTER BEDROOM

Leads into:

EN-SUITE SHOWER ROOM

Incorporates White suite with plumbed shower enclosure, wash hand basin & WC, ceramic tiled floor.

BEDROOM 2



BEDROOM 3

BEDROOM 4

BATHROOM

With white suite incorporating panelled bath with plumbed shower unit above, shower screen, wash hand basin & WC, ceramic tiled floor.

EXTERNAL

Gardens front and south facing at rear. Private rear garden with security gate to drive. Single Garage with up and over door.

LEASE DETAILS

A minimum of 6 months (Assured Shorthold)
We will require One Months rental in advance.
Bond/Deposit equal to One Months rent + £100.

Sorry - No smokers or pets accepted.

Tenant referencing and administration charges are £180 for the first applicant and a further £30 for each additional applicant and/or homeowner guarantor (Incl VAT)

VIEWING

Strictly by appointment with the sole agents

AGENTS NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these

particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





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