



9 Longleat Avenue, Elloughton

£240,000

This stunning 4 Bedroom Home is located on the popular Centurion Fields Development. The property is well presented throughout and has been expertly altered to provide a second reception room and is offered with FULL PLANNING PERMISSION

INTRODUCTION

This expertly designed home is well positioned within a sought after modern development. The accommodation is well presented throughout and has been expertly altered to now include an second reception room in addition to: Entrance Hall, Cloakroom/WC, Breakfast Kitchen, Living Room, 4 Bedrooms, En-Suite to Master and house Bathroom. The rear garden is particularly private and the front offers driveway parking. Planning Permission has been granted for a two storey extension to the rear of the property

LOCATION

Longleat Avenue is located off Chatsworth Drive which forms part of the recently built

Centurion Fields Development. 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.

PLANNING PERMISSION

Planning permission has been granted for a two storey extension to the rear of the property. Further details are available on request from the agent or via the East Riding Planning Portal using Ref:19/00044/PLF

ACCOMMODATION

Arranged over two floors and features:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite door and having a tiled floor throughout, Cloakroom/WC off and staircase leading to the first floor level

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and pedestal wash basin, finished with ceramic tiled splashbacks and a continuation of the tiled floor

LIVING ROOM 15'6 x 10'6 (4.72m x 3.20m)

Located towards the rear of the property and enjoying French doors open to the rear garden

BREAKFAST KITCHEN 15'3 x 8'6 (4.65m x 2.59m)

Fitted with a comprehensive range of high-quality wall and base unit mounted with contrasting work surfaces and co-ordinating upstands, 1 1½ bowl stainless steel sink unit with mixer tap, integrated appliances include Zanussi double oven, 4 ring gas hob beneath extractor hood, automatic washing machine, fridge freezer and dishwasher. There is a



continuation of the tiled flooring, chrome finished recessed spotlights and bay window to front elevation

SITTING/PLAY ROOM 12'5 x 9'10 (3.78m x 3.00m)

Created from the original garage, with double glazed windows to the front elevation. An internal door leads into a store

FIRST FLOOR

LANDING

With cupboard housing water cylinder and further built in cupboard above the stairwell

BEDROOM 1 9'11 x 15'5 (3.02m x 4.70m)

A spacious master bedroom with adjoining en suite, window to front elevation

EN-SUITE

Fitted with a three piece white suite comprising WC, pedestal wash basin and large shower enclosure with ceramic tiling and thermostatic shower, window with privacy glass to rear elevation and recessed chrome spotlights

BEDROOM 2 8'5 x 14'1 (2.57m x 4.29m)

With window to rear elevation

BEDROOM 3 8'5 x 11'9 (2.57m x 3.58m)

With window to front elevation

BEDROOM 4 6'8 x 8'5 (2.03m x 2.57m)

With window to rear elevation

BATHROOM 6'8 x 6'2 (2.03m x 1.88m)

A stylish Bathroom fitted with a three piece suite comprising WC with concealed cistern, wall mounted wash basin and panelled bath with thermostatic shower unit and glazed

shower screen, finished with ceramic tiling, recessed spotlights and window with privacy glass

OUTSIDE

To the front of the property there is a lawned garden with block paved pathway leading to the property. A brick-sett driveway allows for off street vehicular parking. At the rear of the property there is a private garden which features a block paved patio, lawns and fencing to the perimeter

STORE 9'10 x 6'11 (3.00m x 2.11m)

Part of the original garage and accessed from the rear garden

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 PVCu double glazed frames

COUNCIL TAX - The property lies within Band D (East Riding Of Yorkshire Council)

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.

AGENTS NOTE - The agents 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.

NHBC

This property remains under NHBC guarantee of 10 years from the original construction

VIEWING

Strictly by appointment with the sole agents

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 Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. 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 Licenced 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

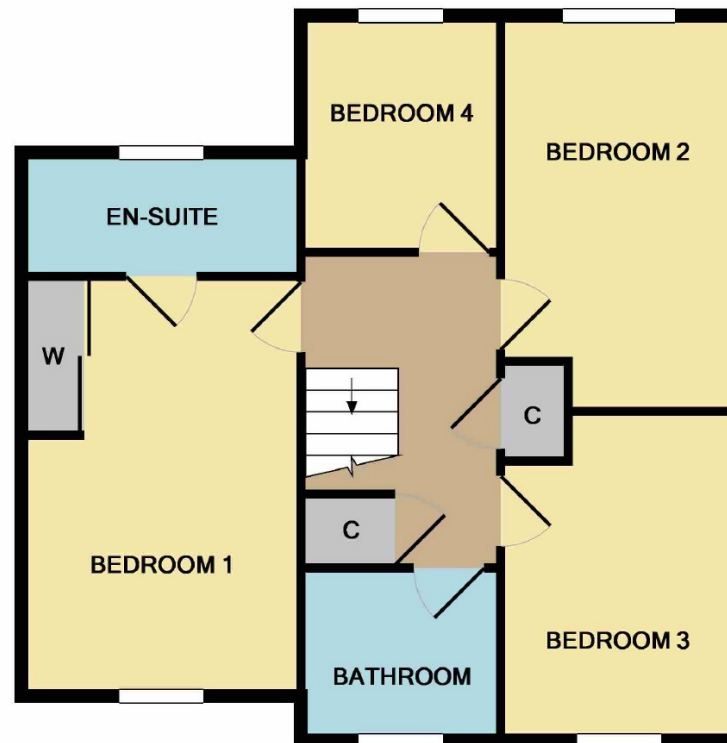
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes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

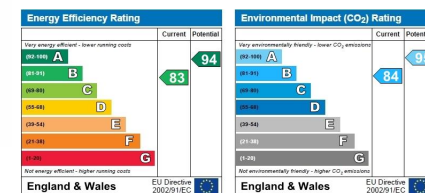
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.







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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