

Westfield Park, Elloughton, HU15 1AN

£2,500 Per Calendar Month

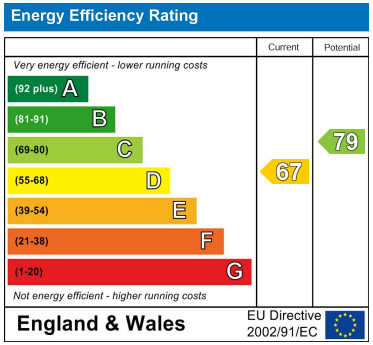
Philip Bannister

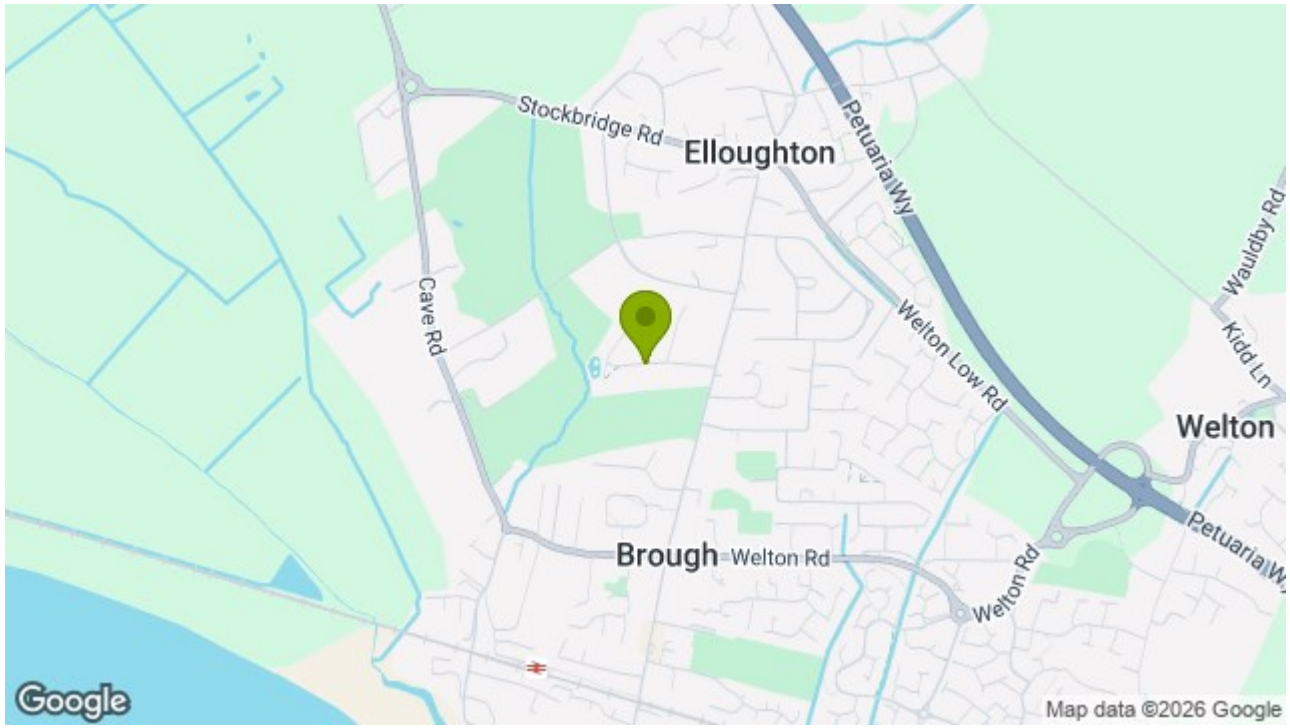
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Offered Unfurnished - Situated on a generous plot on Westfield Park nestling between Main Street Elloughton and Brough Golf Course. A small duck pond with views of the golf course is only a few steps from the property.
Spacious living accommodation includes three Reception Rooms, Breakfast Kitchen, Cloakroom/WC, Master Bedroom Suite with Dressing Area & En-Suite Shower Room, 3 further Bedrooms & family Bathroom.
Redesigned landscaped grounds with multiple parking facilities and double garage.

Key Features

- Offered Unfurnished
- Well Presented
- Detached House In Prestigious Village Location
- 4 Bedroom / 2 Bathrooms
- 3 Reception Rooms
- Breakfast Kitchen
- Double Garage
- Generous Landscaped Plot
- ER = D













LOCATION
The delightful village of Elloughton has a well reputed junior school and a number of local shops and amenities including a pharmacy, public house and bus terminal.
Ideally placed for the commuter with close access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. A main line train station with Inter City service is located in Brough, only a short driving distance away. Brough offers more extensive facilities including a supermarket. 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
Approached through a covered Porch with quarry tiled floor. Hall has access to a storage cupboard, staircase to first floor and all ground floor rooms, light ash effect laminated flooring. A separate door towards the rear of the property offering access to the eastern elevation.

CLOAKROOM
With two piece suite incorporating low flush WC and wash hand basin, light ash effect laminated flooring, radiator.

LIVING ROOM
20'3 + bay x 14'11 (6.17m + bay x 4.55m)
This large Living Room features windows or glazed doors to three elevations. An open fireplace has an Adam style fire surround incorporating "marble" inset & hearth
, light ash effect laminated flooring, recessed ceiling spotlights, two radiators.

DINING ROOM
11' x 11' (3.35m x 3.35m)
Overlooks the rear garden, has light ash effect laminated flooring, recessed ceiling spotlights and radiator.

STUDY / PLAY ROOM
9'10 x 7'4 (3.00m x 2.24m)
Overlooks the rear garden, has light ash effect laminated flooring and radiator.

BREAKFAST KITCHEN
15'2 x 12'2 (4.62m x 3.71m)
This fabulous newly fitted Breakfast Kitchen offers a comprehensive range of white gloss fronted base and wall units with gray work surfaces, integrated appliances include electric oven, induction hob unit, extractor hood, dishwasher and fridge/freezer and washing machine; ; stainless steel sink unit; wall mounted central heating boiler, light ash effect laminated flooring, recessed ceiling spotlights and radiator.

FIRST FLOOR ACCOMMODATION
A large Landing area offers access to a walk-in airing cupboard.

BEDROOM 1 SUITE
14'11 x 10'7 (4.55m x 3.23m)
A large suite includes Dressing Room & En-Suite Shower Room. An archway leads into:

DRESSING ROOM
9'8 x 8'7 (2.95m x 2.62m)
Overlooks the rear garden. Has radiator. Leads into:

EN-SUITE SHOWER ROOM
9'8 x 6'1 (2.95m x 1.85m)
New white suite includes walk-in shower, wash hand basin, low flush WC, ash effect laminated flooring, ceramic tiled walls, towel warmer/radiator.

BEDROOM 2
12'2 x 10'9 + large recess (3.71m x 3.28m + large recess)
Located at the front of the property. A double size Bedroom with sizable recess area (limited head space), radiator.

BEDROOM 3
11' x 11' (3.35m x 3.35m)
With views of the rear garden, radiator.

BEDROOM 4
9'10 x 7'5 (3.00m x 2.26m)
With views of the rear garden, radiator.

BATHROOM
9'4 x 6'7 (2.84m x 2.01m)
New white suite includes curved shower enclosure,, wash hand basin, low flush WC, ash effect laminated flooring, ceramic tiled walls, towel warmer/radiator.

EXTERNAL
The property is afforded a high degree of privacy by high hedging to the front boundary. A sweeping gravel drive with turn around offers multiple parking spaces and leads to a double garage with electric up and over door. Gardens to the side and rear elevations. To the rear, a well proportioned garden laid mainly to lawn.

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 panel radiators.
DOUBLE GLAZING - The property has the benefit of









uPVC double glazed frames throughout.
COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire Council).
VIEWING - Strictly by appointment with the sole agents.

IMAGE DISCLAIMER

Some of the internal images provided in this brochure have been "Virtual Staged" therefore they are to be used as a guide and provide an example only.

TENANCY INFORMATION

The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£576.92). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

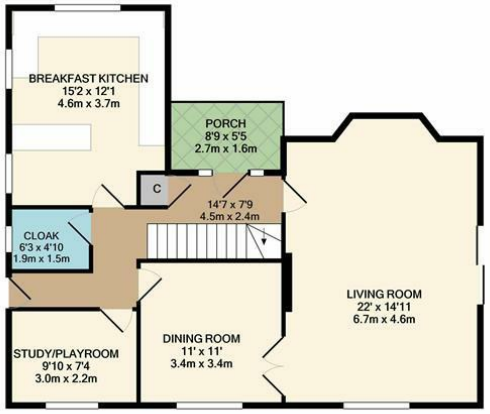
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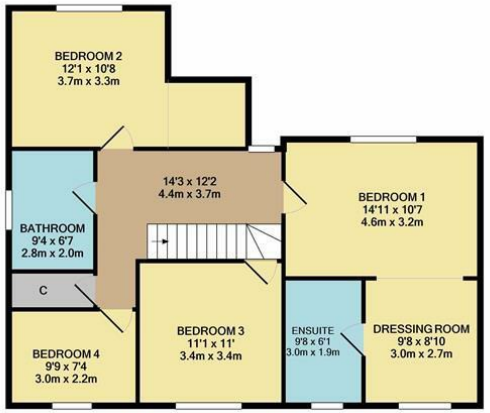








GROUND FLOOR



1ST FLOOR

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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