

Vicarage Mews, Elloughton, HU15 1JE

£825 Per Calendar Month

Philip Bannister

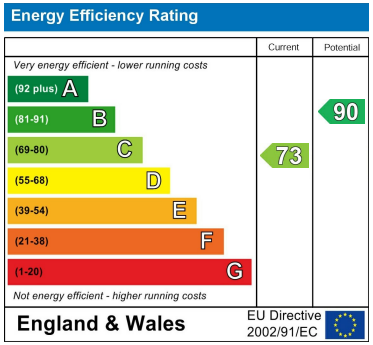
Vicarage Mews, Elloughton, HU15 1JE

OFFERED UNFURNISHED - Located in a small mews development in the centre of this popular village, this attractive 2 bedroom property makes an ideal home. Arranged over two floors, the accommodation is well presented throughout and comprises entrance hall, front facing living room with a cantilever bay window, modern breakfast kitchen spanning the width of the property with French doors opening to the garden, 2 double bedrooms to the first floor in addition to a contemporary bathroom. Outside there is a private rear garden and designated parking within the courtyard.

Key Features

- OFFERED UNFURNISHED
- Courtyard Location
- 2 Double Bedrooms
- Modern Breakfast Kitchen
- Contemporary Bathroom
- Private Rear Garden
- Designated Parking
- Private Garden Access
- Central Village Location
- ER-C










ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
A composite door allows to the property, a staircase leads to the first floor

LIVING ROOM
11'4 x 14'2 (3.45m x 4.32m)
The front facing reception room features a cantilever bay window to the elevation. A useful storage cupboard is positioned beneath the staircase

BREAKFAST KITCHEN
7'7 x 17'7 (2.31m x 5.36m)
The spacious breakfast kitchen spans the width of the property and is fitted with a selection of modern wall and base units with contrasting work surfaces below a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an electric oven, 4 ring gas hob beneath an extractor hood, fridge freezer. There is space and plumbing for an automatic washing machine, ample space for a breakfast table, French doors opening to the rear garden and recessed spotlights

FIRST FLOOR

LANDING
With access to the accommodation at first floor level

BEDROOM 1
8'1 x 15'8 + wardrobes (2.46m x 4.78m + wardrobes)
The spacious master bedroom features fitted wardrobes and a two windows to the front elevation

BEDROOM 2
11'1 x 8'7 (3.38m x 2.62m)
A second double bedroom features a window to the rear elevation

BATHROOM
7'9 x 8'7 (2.36m x 2.62m)
The contemporary bathroom is fitted with a three piece suite comprising WC and vanity wash basin in a fixed unit, a "b" shaped bath with matching shower screen and mixer shower. There is "Mermaid" style splashboards, recessed spotlights and a window to the rear elevation. There is a useful built-in airing cupboard

OUTSIDE
The rear garden which offers excellent privacy and is designed for easy maintenance, with fencing to the perimeter. Private pedestrian access is available via the courtyard

PARKING
There is designated parking available in the courtyard in addition to ample visitor parking

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 B. (East Riding Of Yorkshire).

VIEWINGS
Strictly by appointment with the sole agents.

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 (£190.38). 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
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







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In compliance with NTSTEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk