CLUBLEYS

31, Ash Avenue, Elloughton, HU15 1LF
Chain Free £245,000







NO CHAIN - CUL DE SAC POSITION - This well presented detached house benefits from solar panels with battery and briefly comprises of entrance hall, living room, open plan kitchen/dining area and conservatory to the ground floor. There are three well-proportioned bedrooms and a family bathroom to the first floor. Additionally, the property has parking space for several vehicles, driveway and garage.

Whether you are looking to settle down or invest, this property on Ash Avenue is a wonderful choice that combines comfort, space, and practicality. Do not miss the chance to make this lovely house your new home.

Tenure - Freehold
Tax Band - C
EPC - TBC

Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Composite front door leading in with shoe cupboard and stairs off to the first floor.

LIVING/DINING ROOM
7.62m x 2.31m (24'11" x 7'6")
A spacious living area with spot lights, bow window and feature media wall housing a recessed pebble effect fireplace with recessed space for a television and fitted units either side. Double doors open up into the dining area with space for a good sized dining table, extending into the kitchen. Patio doors to the rear lead into the conservatory. Opening into the...

KITCHEN
3.62m x 2.16m (11'10" x 7'1")
Upgraded modern kitchen with a good range of white wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, integrated oven, four ring gas hob with chimney extractor over and integrated dishwasher. Wall mounted central heating boiler housed within a wall unit, space for fridge freezer and washing machine. Modern part tile to the walls, laminate flooring, spotlights plus coving to the ceiling.

CONSERVATORY
Being part brick with double patio doors opening into the rear garden.

FIRST FLOOR

LANDING
With recessed airing storage cupboard.

MASTER BEDROOM
3.35m max x 2.44m (10'11" max x 8'0")
Double room to the front elevation with a range of fitted wardrobe furniture and feature spotlights above.

BEDROOM TWO
2.89m x 2.16m (9'5" x 7'1")
Double room to the rear of the property, fitted wardrobes with sliding mirrored doors.

BEDROOM THREE
2.92m x 1.85m (9'6" x 6'0")
To the rear of the property. Presently fitted out as a study room with space for a bed.

FAMILY BATHROOM
2.01m x 1.73m (6'7" x 5'8")
Fitted white bathroom suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiling to the walls and floor, extractor, shaver point and coving to the ceiling.

OUTSIDE
To the front of the property is a lawned area with decorative stone/parking to the front and side driveway leading to the garage with electrics and up and over door. Side access gate leads into the rear garden which is laid manly to lawn and there is a patio area adjacent to the property. Roof mounted solar panels and Battery(supplied by Eon)

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Double glazing and central heating throughout.

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

APPLIANCES
None of the appliances have been tested by the agents.

MEASUREMENTS/FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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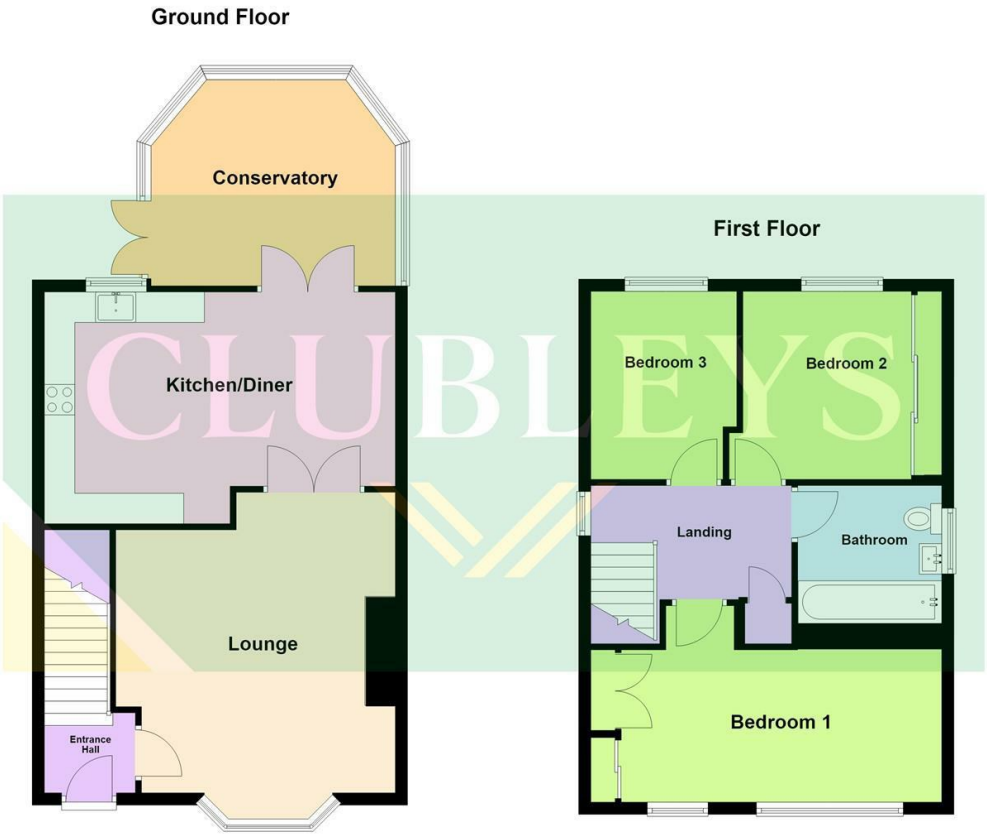
Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
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MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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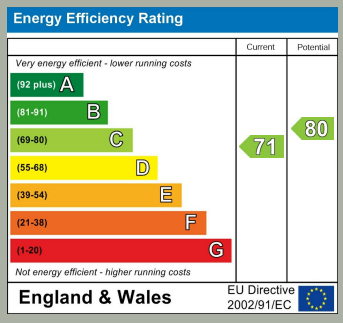
1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.