

CLUBLEYS
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Mayflower, Howden Croft Hill
Ellerker, HU15 2DE

Offers over
£470,000



THE LOCATION

Ellerker is a conservation village situated to the west of Hull and highly regarded as one of the areas most sought residential locations. There is a village green, restaurant within the village and many more amenities in the nearby village of Brough which include a main line railway station. Ellerker is on the door step of the A63 dual carriageway and therefore providing access to the M62 and the regions motorway network.

THE PROPERTY

A TRUE ONE OFF !! An individually designed detached property offering lots of scope for further development with a fantastic sized workshop/hobby area which stands in an elevated position within this sort after conservative village with open views to the front over farmland. An impressive range of accommodation which extends to almost 2250 sq ft. A distinct feature is the stunning first floor sitting room, measuring approximately 24' x 16', with a balcony which takes full advantage of the open views.

Viewing could not be highly recommended to fully appreciate the potential this stunning home



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Double opening glazed doors give entry into the porch, boarded storage room above with further glazed doors leading into:

CENTRAL HALLWAY

Hallway which floods the space with daylight having stairs leading to the first floor accommodation with storage cupboard below.

SUN ROOM 12'0" x 10'2" (3.65m x 3.10m)

The vaulted ceiling and large amount of glazing takes full advantage of the enviable views over open farmland. Wall lights. Double doors. Tiled floor.

DINING ROOM 16'0" x 13'9" (4.87m x 4.2)

Also enjoying views to the fields. Wall lights. Ceiling coving. Double glazed doors.

BREAKFAST KITCHEN 15'11" x 10'0" (4.86m x 3.06m)

Range of wall and floor units with complementary worksurfaces incorporating one and a half bowl stainless steel sink unit, 4 ring electric hob and split oven and grill. Ceiling spotlights. Tiled floor. Ceiling coving. Walk in pantry.

UTILITY ROOM 10'1" x 5'11" (3.07m x 1.81m)

Wall and floor units with sink unit and plumbing for washing machine. Cupboard housing the gas central heating boiler. Tiled floor. Ceiling coving. Back door off.

MASTER BEDROOM 17'0" x 14'0" (5.17m x 4.27m)

A lovely designed master bedroom which has the benefit of a dressing room with deep fitted wardrobes.

EN SUITE 10'2" x 8'2" (3.10m x 2.50m)

White suite comprising low level wc, pedestal hand basin, panelled bath and walk in shower cabinet with mains fed shower. Shaver light. Tiled walls. Towel rail.

BEDROOM TWO 14'0" x 13'5" (4.26m x 4.09m)

Range of recessed fitted wardrobes. Ceiling coving.

SHOWER ROOM 10'0" x 6'5" (3.04m x 1.96m)

Vanity hand basin and shower cabinet with mains fed shower. A separate door leads to the wc. Tiled walls. Shaver light.

GALLERIED LANDING

Ceiling coving and wall lights. Central velux window. Double glazed doors leading through to:

SITTING ROOM 24'6" x 16'1" (7.47m x 4.89m)

An elegant and spacious room which takes full advantage of the property position with a bay window and patio doors which lead out on to a balcony. Fireplace with tiled hearth and timber mantle. Wall lights. Central ceiling roses.



OUTSIDE

Delightful formal gardens surround the property offering a good degree of privacy.

BOAT SHED/WORKSHOP 20'6" x 13'3" excl recess (6.26m x 4.03m excl recess)
With double opening doors and side door. Recessed inspection pit and full length workbench. Light and power. Three phase electrics available.

DOUBLE GARAGE

Up and over electric door with power and light. Personnel door.

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire - Band F

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday
9 am to 12 pm Saturday
9 am to 2 pm on Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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 01482 662211 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

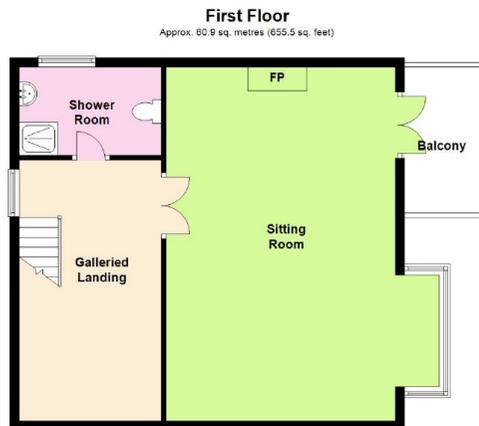
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





Floor Plan

This plan is for illustrative purposes only



Total area: approx. 208.8 sq. metres (2247.3 sq. feet)

CLUBLEYS

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Estate Agents,
Letting Agents &
Auctioneers

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(20-100) A	
(81-91) B		(10-91) B	
(69-80) C		(5-69) C	
(55-68) D		(1-54) D	
(39-54) E		(1-54) E	
(21-38) F		(1-54) F	
(1-20) G		(1-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	76	60	69
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC