

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



92 Beech Road, Elloughton, East Yorkshire, HU15 1JY

- 📍 Semi Det. House
- 📍 Move In Condition
- 📍 Stylishly Presented
- 📍 Three Good Bedrooms
- 📍 Array of Modern Fittings
- 📍 Gardens and Garage
- 📍 Sought After Location
- 📍 EPC = D

£235,000

INTRODUCTION

Ready to move straight into is this stylishly presented semi detached house which forms part of a popular street scene in this sought after residential area. The property has undergone a comprehensive programme of refurbishment, having the benefit of an array of brand new fittings including a contemporary kitchen, stylish bathroom, and attractive oak doors. The accommodation includes a hallway, spacious lounge/diner with rear conservatory and kitchen. At first floor are three good bedrooms and the bathroom. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Excellent parking is available to the front upon the gravelled forecourt and the driveway leads onwards to a single garage which has a power and light supply installed. The good sized rear garden is mainly lawned.

LOCATION

Beech Road is an established residential area which is most easily approached from Main Street in the village of Elloughton. This popular village has a well reputed junior school and convenient access is available to the A63 leading into Hull City Centre to the east and the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including Morrisons supermarket. Brough also has its own mainline railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

LOUNGE DINER

20'8" x 12'1" approx (6.30m x 3.68m approx)

Reducing to 10'1" approx.

This spacious room has a bow window to the front elevation and sliding patio doors opening to the rear conservatory.



ALTERNATIVE VIEW



CONSERVATORY

9'6" x 8'3" approx (2.90m x 2.51m approx)
Overlooking the rear garden with double doors leading out.



KITCHEN

10'7" x 9'10" approx (3.23m x 3.00m approx)
Having a selection of high gloss fronts with work surfaces, integrated oven, hob and extractor hood above. There is a one and a half sink and drainer, plumbing for an automatic washing machine, space for a fridge freezer. A large picture window overlooks the rear garden. There are useful storage cupboards and an external access door to the side drive.



ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

11'9" x 10'7" approx (3.58m x 3.23m approx)
With cupboard to corner, recessed downlights to ceiling, picture window to front.



BEDROOM 2

10'8" x 8'8" approx (3.25m x 2.64m approx)
Window to rear elevation, built in wardrobe.



BEDROOM 3

9'1" x 6'4" approx (2.77m x 1.93m approx)
Minimum measurements.
Window to front elevation.



BATHROOM

With recently installed suite comprising low level W.C, wash hand basin in cabinet, panelled bath, shower over and screen, tiling to the walls and floor, heated towel rail.



OUTSIDE

Excellent parking is afforded to the front with a gravelled forecourt and a side drive leads onwards to the garage which has a power and light supply installed. The rear garden has a paved patio and is mainly lawned. There is also a greenhouse.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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 information, particularly if you contemplate travelling some distance to view 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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)

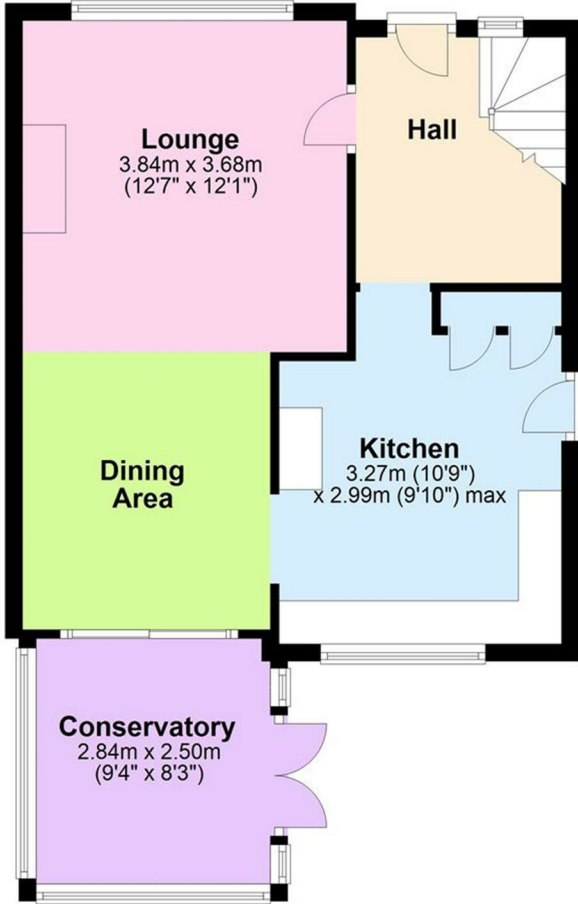
AGENTS NOTE

Please note that the property has the benefit of solar panels fixed to the roof which reduces energy costs significantly. We understand that they are owned by a "Shade Greener" held on a 25yr lease which commenced in 2015.



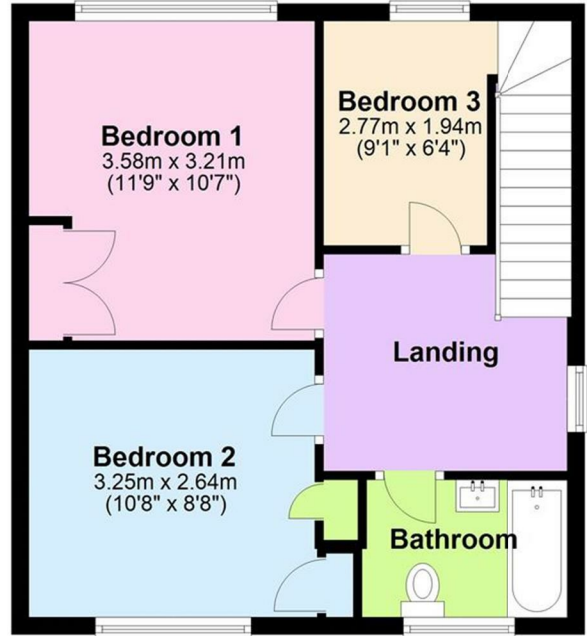
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 95.3 sq. metres (1026.0 sq. feet)

