

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

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Matthew
Limb
MOVING HOME



29 Lastingham, Elloughton, East Yorkshire, HU15 1SN

- 📍 Semi-Detached House
- 📍 Three Good Bedrooms
- 📍 Open Plan Kitchen
- 📍 Council Tax Band = C
- 📍 Lounge
- 📍 Rear Garden & Parking
- 📍 Cul-De-Sac Position
- 📍 Freehold / EPC = D

£225,000

INTRODUCTION

This semi detached property stands in a popular residential cul-de-sac, part of the "Lowerdale" development, and enjoys extended accommodation plus three good sized bedrooms. With central heating and uPVC double glazing the accommodation is depicted on the attached floor plan and briefly comprises an entrance hall, lounge, dining kitchen plus conservatory. Upon the first floor are three good sized bedrooms, bathroom and en-suite shower room.

Outside an attractive slate garden lies to the front adjacent to which is a drive. The delightful rear garden enjoys lawn with deck, ornamental border and fencing to the perimeter.

LOCATION

Lasingham is a residential cul-de-sac situated to the rear of the popular "Lowerdale" development which itself lies off Welton Low Road. Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.

LOUNGE

13'9" x 12'7" approx (4.19m x 3.84m approx)
With windows to front and side elevations.



DINING KITCHEN

21'7" x 17'9" (measurements to extremes) approx (6.58m x 5.41m
(measurements to extremes) approx)

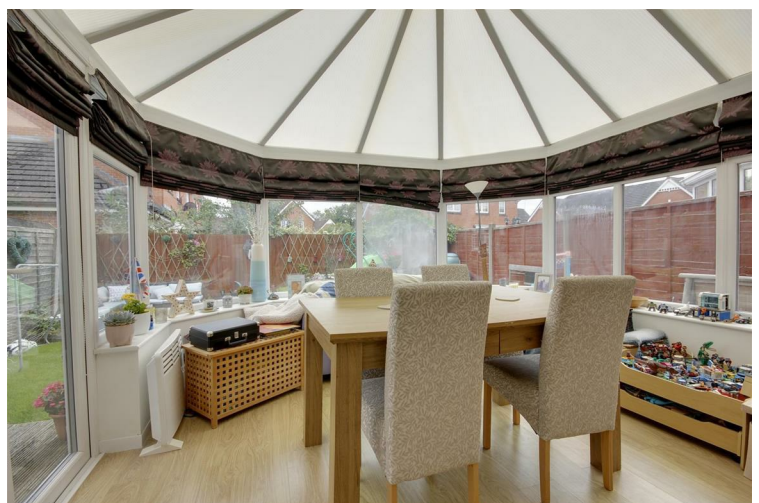
The kitchen has a range of fitted base and wall units with contrasting worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, oven, four ring gas hob with filter hood above. There is space for a fridge/freezer, plumbing for a dishwasher and washing machine. Tiled floor, inset spot lights.



CONSERVATORY

12'8" x 12'5" approx (3.86m x 3.78m approx)

Feature flooring. Doors open out to the rear garden.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

14'0" x 8'1" approx (4.27m x 2.46m approx)
Window to front.



EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, wash hand basin and low flush W.C. Part tiling to walls and window to rear.



BEDROOM 2

12'8" x 8'6" approx (3.86m x 2.59m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

9'6" x 8'2" approx (2.90m x 2.49m approx)
Window to front. Storage cupboard.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Part tiling to walls.



OUTSIDE

Outside an attractive slate garden lies to the front adjacent to which is a drive. The delightful rear garden enjoys lawn with deck, ornamental border and fencing to the perimeter.



REAR VIEW OF PROPERTY



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

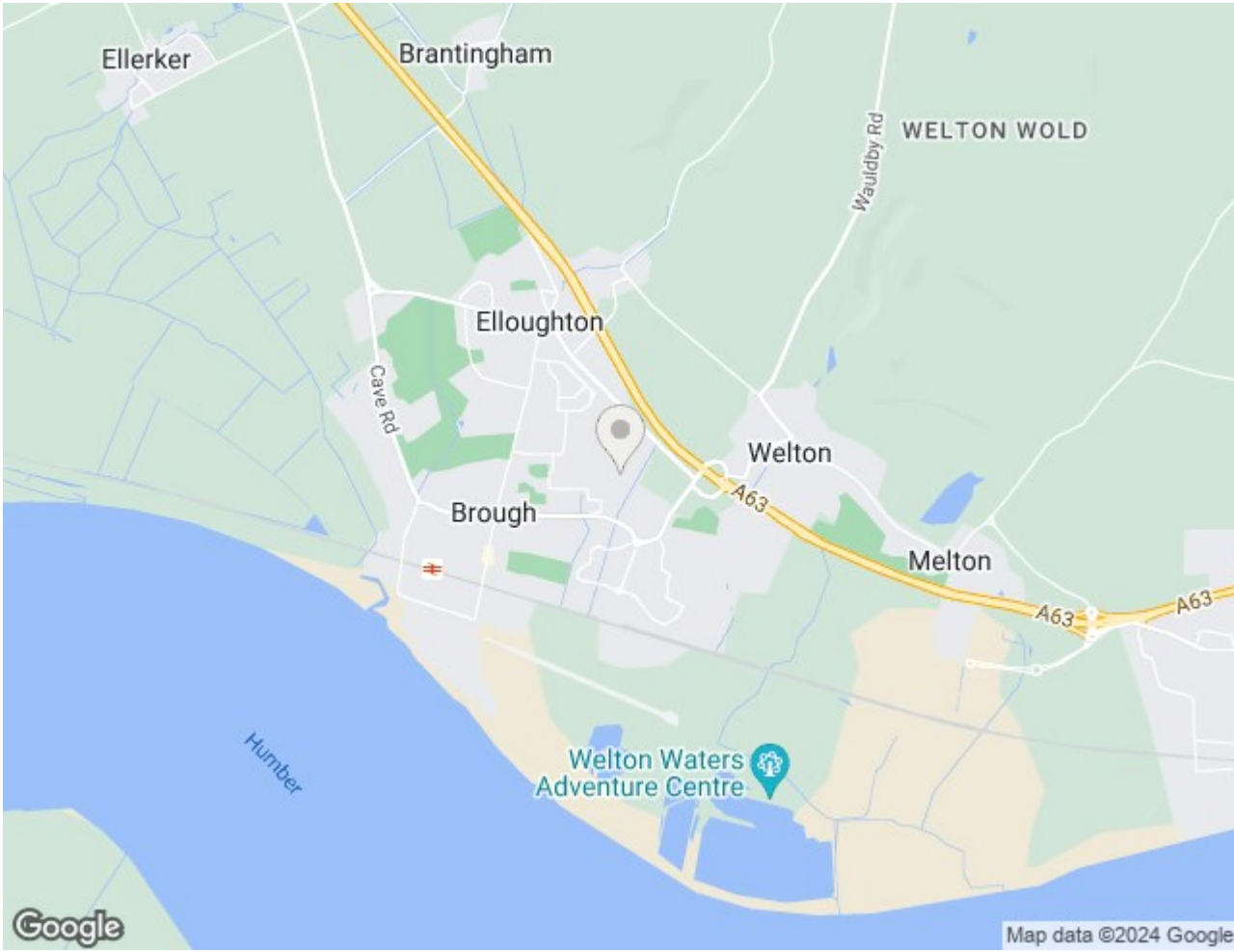
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

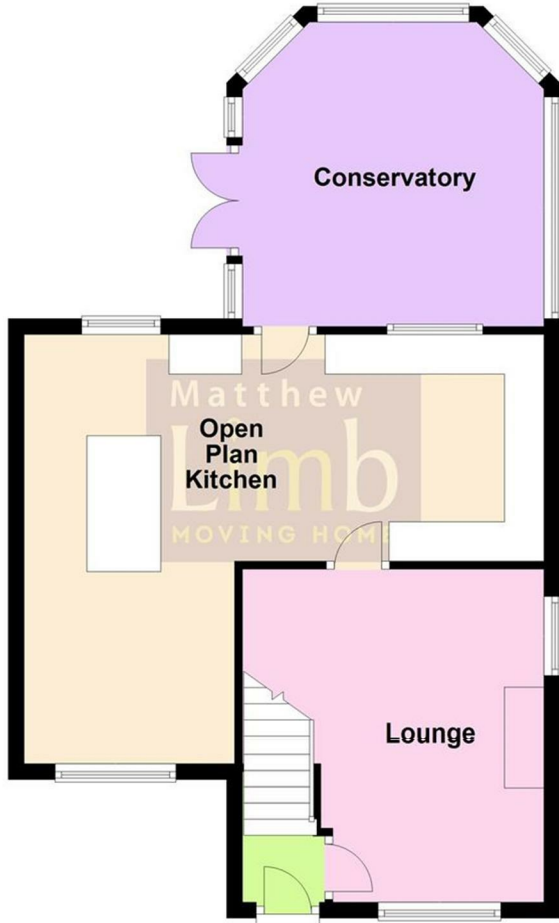
VALUATION SERVICE

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.



Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

