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Matthew  
**Limb**  
MOVING HOME



*45 Church Street, Elloughton, East Yorkshire, HU15 1HT*

- 📍 Terraced House
- 📍 Modern Breakfast Kitchen
- 📍 Two Bedrooms
- 📍 Council Tax Band = A
- 📍 Contemporary Bathroom
- 📍 Garden & Parking
- 📍 No Onward Chain
- 📍 Freehold / EPC = C

**£169,950**

## INTRODUCTION

This immaculately presented mews style property situated within an attractive part of the village with views of Elloughton Dale in the distance. The property is offered for sale with no onward chain and is ideal for the first time buyer or investor. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, modern breakfast kitchen with granite worksurfaces and integrated appliances. Upon the first floor there are two bedrooms, the main bedroom having built in wardrobes plus a contemporary bathroom with shower facility.

A low maintenance garden extends to the rear with walled boundary and access gate to the designated parking.



## LOCATION

Church Street is a particularly attractive part of the village where a number of appealing properties are located. 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

### LOUNGE

15'9" x 12'8" approx (4.80m x 3.86m approx)

With feature fireplace and window to front elevation. A staircase leads up to the first floor.



*BREAKFAST KITCHEN*

12'10" x 7'10" approx (3.91m x 2.39m approx)

Having a range of contemporary base and wall units with granite worksurfaces, sink and drainer with mixer tap, oven four ring hob, integrated fridge/freezer and washing machine. Window and external access door to rear.



*FIRST FLOOR*

*LANDING*

### *BEDROOM 1*

12'2" x 9'6" approx (3.71m x 2.90m approx)  
With fitted wardrobes, storage cupboard and windows to front elevation.



### *BEDROOM 2*

11'6" x 6'3" approx (3.51m x 1.91m approx)  
Window to rear.



### *BATHROOM*

With contemporary suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled walls, inset spot lights, heated towel rail and window to rear.



## *OUTSIDE*

A low maintenance garden extends to the rear with walled boundary and access gate to the designated parking.



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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

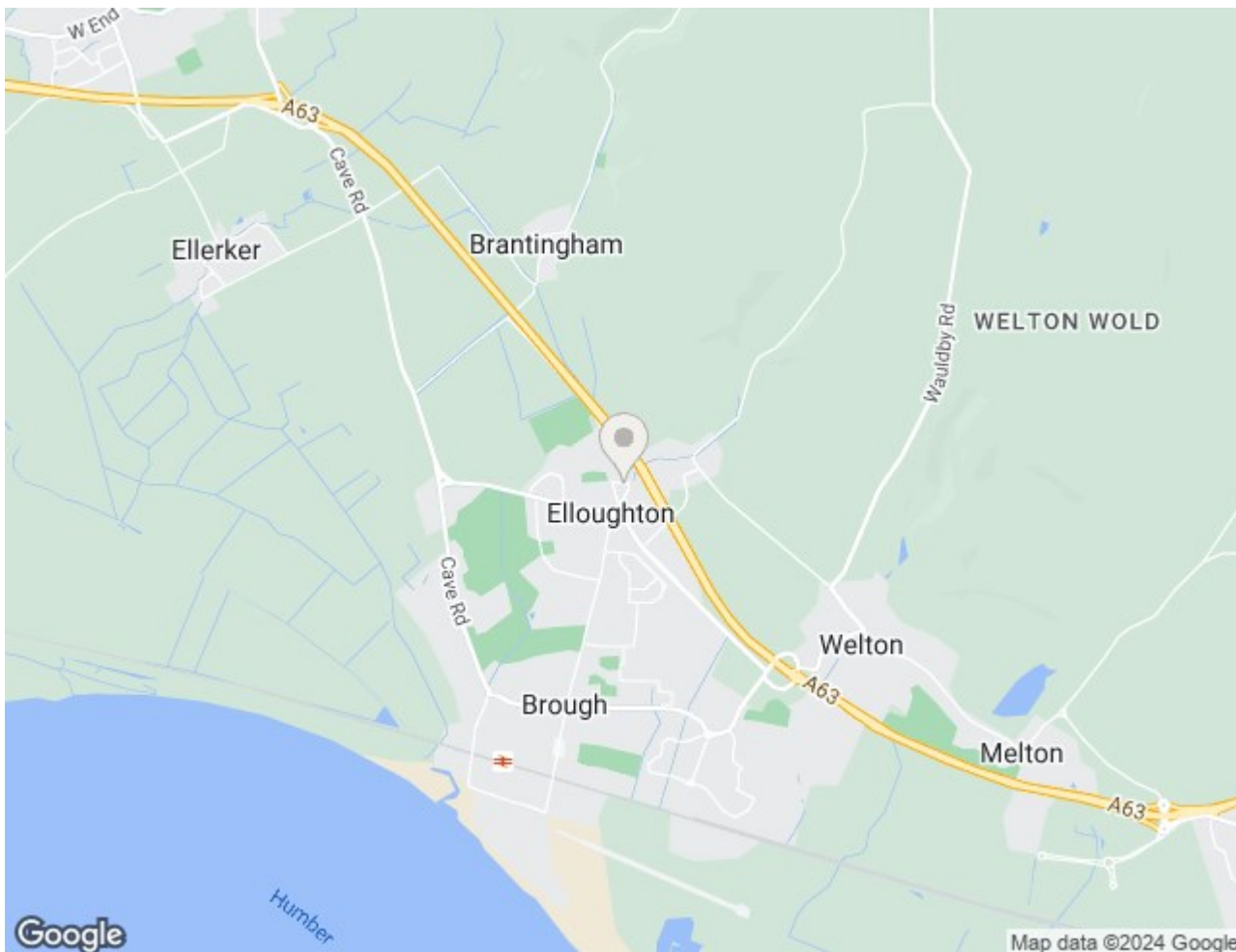
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 28.5 SQ. METRES (306.2 SQ. FEET)



### FIRST FLOOR

APPROX. 28.3 SQ. METRES (305.1 SQ. FEET)



TOTAL AREA: APPROX. 56.8 SQ. METRES (611.3 SQ. FEET)



