

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*14a Sands Lane, Elloughton, East Yorkshire, HU15 1JH*

- 📍 Individual Detached Residence
- 📍 4 Bedrooms
- 📍 Open Plan Living
- 📍 Council Tax Band = G
- 📍 Spacious proportions
- 📍 Plot of Approx. 1/3 of an Acre
- 📍 Large Double garage
- 📍 Freehold/EPC = C

**£579,999**

## INTRODUCTION

Standing in a prestigious location is this individual detached property which provides particularly spacious accommodation. The plot extends to around 0.31 of an acre, allowing extensive parking to the front, large double garage and private garden to the rear. Well presented and with plenty of flexibility, the layout is depicted on the attached floorplan and includes an open plan living space, a lovely conservatory and a downstairs en-suite bedroom. There is also a very large utility room. Up on the first floor are 3 further double bedrooms and a shower room. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing.

Sands Lane is a highly desirable private lane which runs through Brough golf course from Elloughton Road to Stockbridge Road. It enjoys a leafy environment and is characterised by many fine homes of distinction.



## LOCATION

The sought after village of Elloughton lies approximately 13 miles to the west of Hull and has a number of shops and amenities plus a well reputed junior school. An extensive range of facilities are to be found in the neighbouring village of Brough including supermarkets, chemist, post office, restaurants and bars. The area benefits from excellent road/rail connections with convenient access available to the A63/M62 motorway network and a mainline railway station at Brough.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off having an open area beneath.

## LIVING ROOM

21'0" x 15'6" approx (6.40m x 4.72m approx)

With large picture window to the front elevation. The room is open plan in style through to the dining/kitchen.



## DINING AREA

28'3" x 11'4" approx (8.61m x 3.45m approx)

With window to side, window and double doors to conservatory. Fitted peninsular unit matching those in the kitchen.



## KITCHEN

12'0" x 10'0" approx (3.66m x 3.05m approx)

Open plan in style through to the dining area. There is a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, range cooker with extractor hood above, tiled flooring, window overlooking the rear garden.



## CONSERVATORY

28'3" x 9'0" approx (8.61m x 2.74m approx)

Of uPVC double glazed construction off a low brick wall, tiling to floor, radiator for all year round use. Views across the rear garden and double doors providing access out.



## BEDROOM 1

13'10" x 11'10" approx (4.22m x 3.61m approx)

With an extensive range of fitted furniture comprising wardrobes and storage cupboards, dressing table and drawers. Window to side elevation.



## EN-SUITE BATH/SHOWER ROOM

With suite comprising low level W.C., bath, large shower area, fitted furniture housing twin wash hand basins and concealed flush W.C., tiling to the walls, heated towel rail.



## UTILITY ROOM

18'9" x 11'8" approx (5.72m x 3.56m approx)  
Accessed separately from the front path. Fitted with an extensive range of units, sink and drainer, plumbing for automatic washing machine and space for further appliance. Picture window to front elevation. Access is also provided to a store room which houses the gas fired central heating boiler.



## FIRST FLOOR

### LANDING

Window to front elevation.

## BEDROOM 2

13'5" x 10'10" approx (4.09m x 3.30m approx)  
Fitted wardrobes, window to rear.



## BEDROOM 3

20'10" x 12'0" approx (6.35m x 3.66m approx)  
With window to front elevation. Door to large storage eaves area.



## BEDROOM 4

13'4" x 8'8" approx (4.06m x 2.64m approx)  
With fitted wardrobe and cupboards, window to front elevation.



## SHOWER ROOM

With suite comprising large shower area, fitted furniture with inset wash hand basin and concealed flush W.C., tiling to walls and floor, heated towel rail.



## OUTSIDE

The property enjoys a leafy setting and stands in a plot of approximately 0.31 acre. A block set approach and apron lead up to the front door. An extensive gravelled forecourt and parking area provides access to the large detached garage. Paved areas extend around the property and to the rear in addition to a lawned garden with a further corner patio area. Mature borders provide much seclusion.



## GARAGE

23'2" x 18'0" approx (7.06m x 5.49m approx)  
Tiled floor, automated roller entrance door. Personnel door and window to rear. Complete with a range of fitted units, sink and drainer. The garage also has a pull down loft ladder to a storage area.





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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

## SERVICES

Our seller has advised that the property is connected to mains water, gas and electricity, with drainage by way of a septic tank.

## VIEWING

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

## AGENTS NOTE

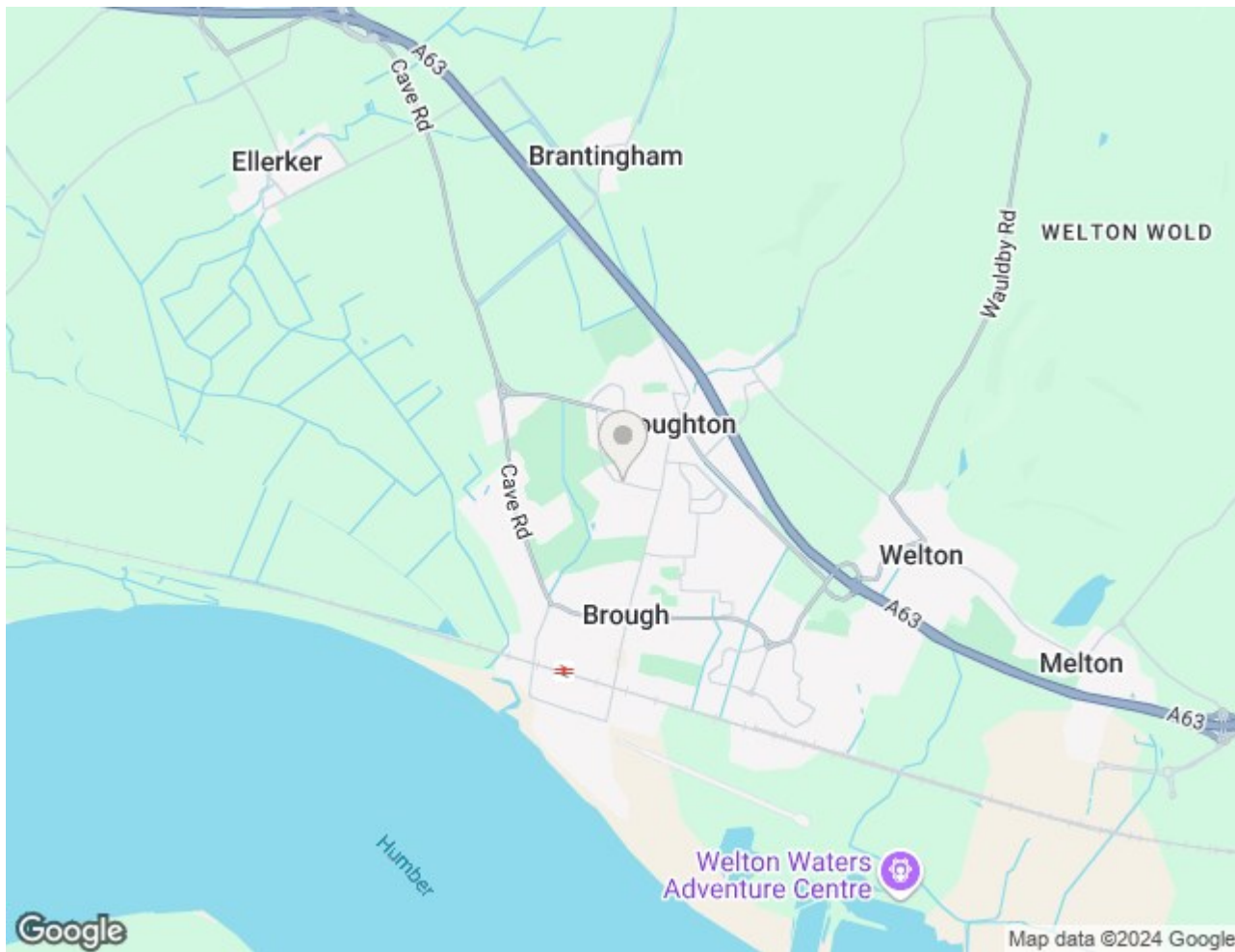
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 198.7 sq. metres (2139.3 sq. feet)



**First Floor**  
Approx. 75.0 sq. metres (807.8 sq. feet)



Total area: approx. 273.8 sq. metres (2947.1 sq. feet)

