



43 Lowerdale, Elloughton, East Yorkshire, HU15 1SD

- 📍 Extended Detached House
- 📍 Five Beds/Four Baths
- 📍 Three Reception Rooms
- 📍 Council Tax Band F
- 📍 Good Sized Plot
- 📍 Dining Kitchen
- 📍 Double Garage
- 📍 Freehold/EPC = C

£499,950

INTRODUCTION

Ideal for family occupation is this impressive five bedroomed detached house which stands in a larger than average plot with double garage and a westerly facing garden. The extended accommodation affords much versatility and is depicted on the attached floor plan. Features include a lovely entrance hall, large lounge, dining room with bay, sitting room/study, conservatory and a spacious dining kitchen plus a walk-in pantry. There is also a utility room and a downstairs bath/cloakroom which would be particularly ideal if the sitting room/study were required as a downstairs bedroom. Upstairs there are a series of five bedrooms, two of which have en-suite facilities in addition to a house bathroom. The accommodation has gas fired central heating to radiators and UPVC framed double glazing installed. The property occupies one of the larger plots on Lowerdale and has gardens to front, side and rear elevations which itself enjoys a westerly facing aspect. A side drive provides good parking in front of a detached double garage.



LOCATION

The property lies on Lowerdale off Welton Low Road, situated approximately 13 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 Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

An attractive hallway with archway and stairs leading up to the first floor.



CLOAKS/BATHROOM

With low level WC, wash hand basin, bath with shower over and screen, tiled surround, heated towel rail.



SITTING ROOM/STUDY

10'6" x 8'6" approx (3.20m x 2.59m approx)
Window to front elevation.



LOUNGE

12' x 19'3" approx (3.66m x 5.87m approx into deep bay)
Measurements into deep bay window to front elevation. The focal point of the room is a feature marble fireplace housing a "living flame" gas fire. Further window to side elevation. Air conditioning unit. Double doors open through to the dining room.



DINING ROOM

11'1" x 10'10" approx (3.38m x 3.30m approx)
Measurements into bay window to side elevation. Accessed from the lounge, kitchen and double doors leading to the conservatory.



CONSERVATORY

11' x 9' approx (3.35m x 2.74m approx)
Of uPVC double glazed construction off a low brick wall. Part insulated roof. Tiled flooring and double doors leading out to the garden.



DINING KITCHEN

20'8" x 10'4" approx (6.30m x 3.15m approx)

There is an excellent selection of Shaker style fitted units with work surfaces and a ceramic one and a half sink and drainer. Integrated Neff double oven, four ring hob with extractor hood above, dishwasher, Lamona microwave and Blomberg fridge freezer. Window and double doors to rear.

Situated to one corner of the kitchen is a walk-in shelved pantry.



UTILITY ROOM

7'9" x 4'2" approx (2.36m x 1.27m approx)

With fitted units, ceramic sink and drainer, plumbing for automatic washing machine and space for further appliance. Wall mounted Viessmann gas fired central heating boiler.

FIRST FLOOR

LANDING

BEDROOM 1

14'3" x 11'7" approx (4.34m x 3.53m approx)

Fitted wardrobes, window to front elevation and air conditioning unit.



EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle, heated towel rail.



BEDROOM 2

17' x 10'8" approx (5.18m x 3.25m approx)
Fitted wardrobes running to one wall, two windows to rear elevation.



EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle.



BEDROOM 3

11'6" x 9'4" approx (3.51m x 2.84m approx)
Fitted wardrobe. Window to rear elevation.



BEDROOM 4

12'4" x 8'7" approx (3.76m x 2.62m approx)
Fitted wardrobes. Two window to front elevation.



BEDROOM 5

7'8" x 8' approx (2.34m x 2.44m approx)
Window to front elevation.



BATHROOM

With suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, tiled surround, tiling to the floor. Heated towel rail.



OUTSIDE

A lawned garden extends to the front. A tarmac driveway provides good parking and access to the detached double garage. Gardens extend to one side and to the rear which enjoys a westerly facing aspect. A shed is housed behind the garage upon a useful further garden area. The garden is predominantly lawned being bounded by borders and fencing to the perimeters.



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 F. 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.

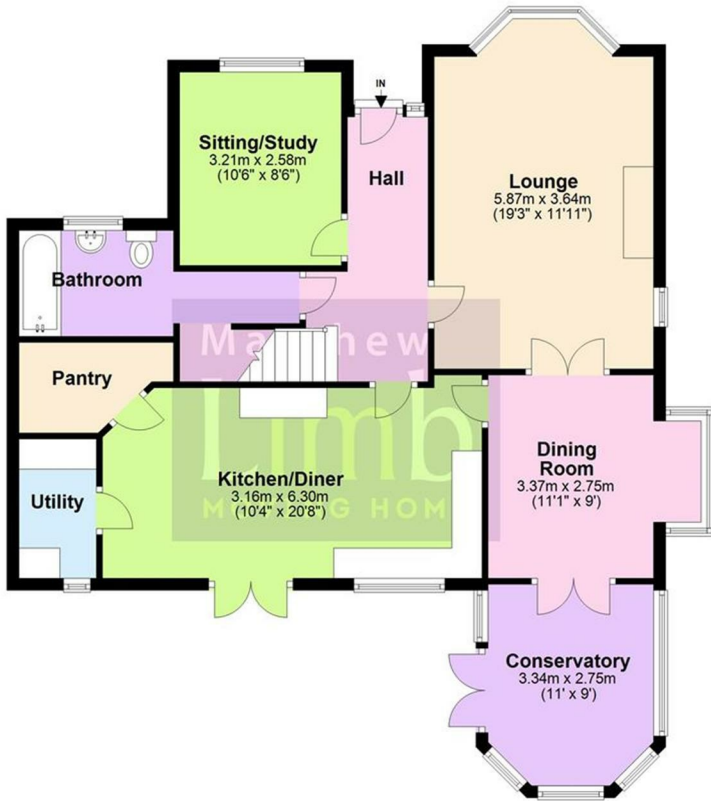
VALUATION SERVICE

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.



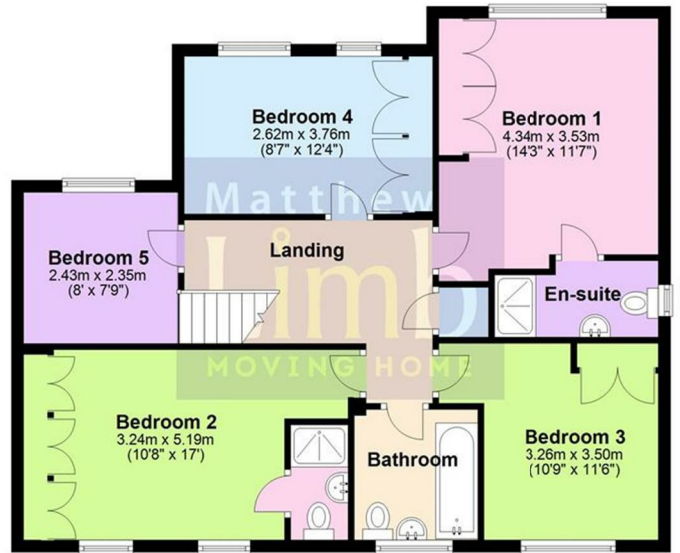
Ground Floor

Approx. 91.1 sq. metres (980.4 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.3 sq. feet)



Total area: approx. 171.8 sq. metres (1849.7 sq. feet)

