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Matthew  
**Limb**  
MOVING HOME



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

- 📍 Semi Detached House
- 📍 Lovely Location
- 📍 Three Bedrooms
- 📍 Council Tax Band C

- 📍 Open Plan Living Kitchen
- 📍 South Facing Garden
- 📍 Off Street Parking
- 📍 Freehold/EPC = D

**£299,950**

## INTRODUCTION

Situated in a lovely part of the village, tucked away close to St. Marys Church is this bay fronted semi detached house. Ideal for a growing family, the accommodation is depicted on the attached floor plan and briefly comprises a separate lounge and an open plan living/dining/kitchen area with double doors out to the garden. There is also a downstairs WC. At first floor level are three bedrooms served by a bathroom. A pull down loft ladder on the landing gives access to a boarded loft area. The accommodation has the benefit of gas fired central heating and uPVC double glazing. Outside a laurel hedge provides privacy and there is a separate parking space to one side. The rear garden enjoys a southerly aspect with patio and lawn. At the bottom of the garden lies a timber chalet.

## 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

With stairs to first floor off.

### LOUNGE

11'7" x 13'3" approx (3.53m x 4.04m approx)  
Measurements into bay window to front elevation. Brick fire surround housing a log burner. Feature wood flooring.



### *DINING/LIVING SPACE*

16'1" x 11'4" approx (4.90m x 3.45m approx)

This area is open plan in style through to the kitchen and has double doors opening out to the rear garden.





### *KITCHEN*

Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer and instant hot water tap. There is an integrated double oven, four ring gas hob with extractor hood above, plumbing for a dishwasher. Tiling to the floor and window overlooking the garden.



### *W.C.*

With low level W.C. and plumbing for automatic washing machine.

## FIRST FLOOR

With pull-down loft ladder to loft area.

### BEDROOM 1

14' x 10'3" approx (4.27m x 3.12m approx)

Measurements up to chimney breast housing a period fire surround flanked by wardrobes to the alcoves. Bay window to front elevation.



### BEDROOM 2

11'5" x 10'9" approx (3.48m x 3.28m approx)

With built-in wardrobe. Window to rear elevation.



### *BEDROOM 3*

8'1" x 6' approx (2.46m x 1.83m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising bath with shower over, rail and curtain. Low level WC, wash hand basin. Tiling to the walls.



### *OUTSIDE*

A laurel hedge provides privacy and there is a separate parking space to one side. The rear garden enjoys a southerly aspect with patio and lawn. At the bottom of the garden lies a timber chalet.



### *STREET VIEW*



### *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. 50.4 sq. metres (542.3 sq. feet)



**First Floor**

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 89.8 sq. metres (966.5 sq. feet)

