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Limb
MOVING HOME



Hall Garth, 11 Dale Road, Elloughton, East Yorkshire, HU15 1HY

- 📍 Individual detached bungalow
- 📍 Plot of Around 0.2 Acre
- 📍 Currently 3 Bedrooms
- 📍 Council Tax Band = E
- 📍 Further Potential
- 📍 Double Garage
- 📍 Viewing Recommended
- 📍 Freehold/EPC = D

£350,000

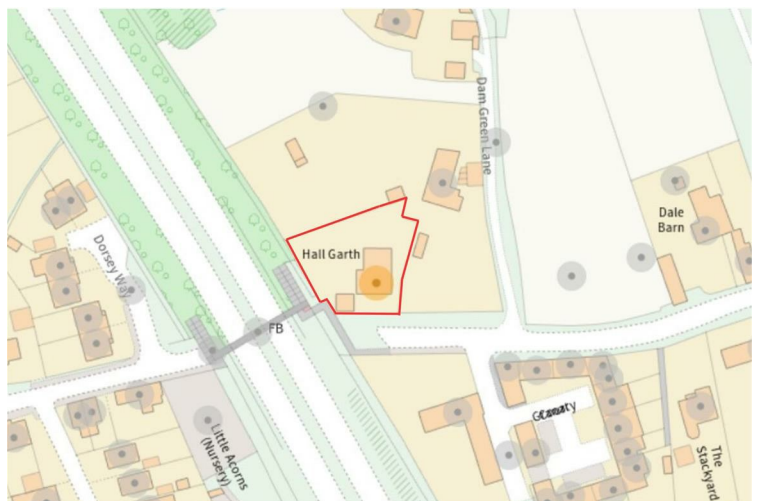
INTRODUCTION

Hall Garth is an individual detached bungalow which stands in a good sized plot of around 0.2 acre. Currently the accommodation affords 3 bedrooms but there is scope to extend, subject to appropriate permissions, given the size of the land and location. Features include an attractive lounge, dining room, breakfast kitchen, utility, 3 bedrooms and a bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The gardens are mainly lawned and a driveway gives access to the double garage. The property lies at the end of the eastern section of Dale Road, a 'no through' road and is adjacent to the A63. Dale Road is the gateway to the beautiful Elloughton Dale with its many stunning walks and views, in addition to which, pedestrian access to the village centre is across a nearby footbridge.



LOCATION

Elloughton lies approximately 13 miles to the west of Hull and has a number of shops and amenities plus a well reputed primary school. The property lies within the South Hunsley secondary school catchment area. More extensive facilities are to be found in the neighbouring village of Brough and there are excellent rail and road connections with convenient access available to the A63/M62 motorway network and a mainline railway station at Brough which provides regular intercity connections to London's Kings Cross.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With large cloaks/storage cupboard off.

W.C.

With low level W.C., wash hand basin, tiled surround.

LOUNGE

20'6" x 12'0" approx (6.25m x 3.66m approx)

With picture windows overlooking the gardens, feature fire surround housing a gas fire, double doors through to dining room.



DINING ROOM

12'0" x 11'0" approx (3.66m x 3.35m approx)
Window to side elevation.



BREAKFAST KITCHEN

13'10" x 10'5" approx (4.22m x 3.18m approx)
Having a selection of fitted units with breakfast bar, sink and drainer, integrated double oven, 4 ring hob with filter hob above, plumbing for dishwasher.



UTILITY ROOM

10'5" x 6'0" approx (3.18m x 1.83m approx)
With fitted units, sink and drainer, plumbing for automatic washing machine, space for dryer, tiling to floor, external access door.

INNER HALLWAY

With airing cupboard to corner.

BEDROOM 1

14'0" x 11'0" approx (4.27m x 3.35m approx)
With fitted furniture comprising wardrobes, storage cupboards, dressing table and drawers, window overlooking the garden.



BEDROOM 2

12'9" x 10'0" approx (3.89m x 3.05m approx)
Fitted furniture comprising wardrobe, storage cupboards, dressing table, window overlooking the rear garden.



BEDROOM 3

10'7" x 9'5" approx (3.23m x 2.87m approx)
Window overlooking rear garden, wardrobe to corner.



SHOWER ROOM

With suite comprising low level W.C., pedestal wash hand basin, shower enclosure, tiled surround.



OUTSIDE

The gardens are mainly lawned and a driveway gives access to the double garage. The property lies at the end of the eastern section of Dale Road, a 'no through' road and is adjacent to the A63. Dale Road is the gateway to the beautiful Elloughton Dale with its many stunning walks and views, in addition to which, pedestrian access to the village centre is across a footbridge nearby.





REAR VIEW



CENTRAL HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC double glazing, the majority of which has an additional triple glazed panel.

SERVICES

All mains services are connected.

AGENTS NOTE

The property occupies a good sized plot in a beautiful location however there is road noise created by the adjacent A63.

TENURE

Freehold

COUNCIL TAX BAND

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

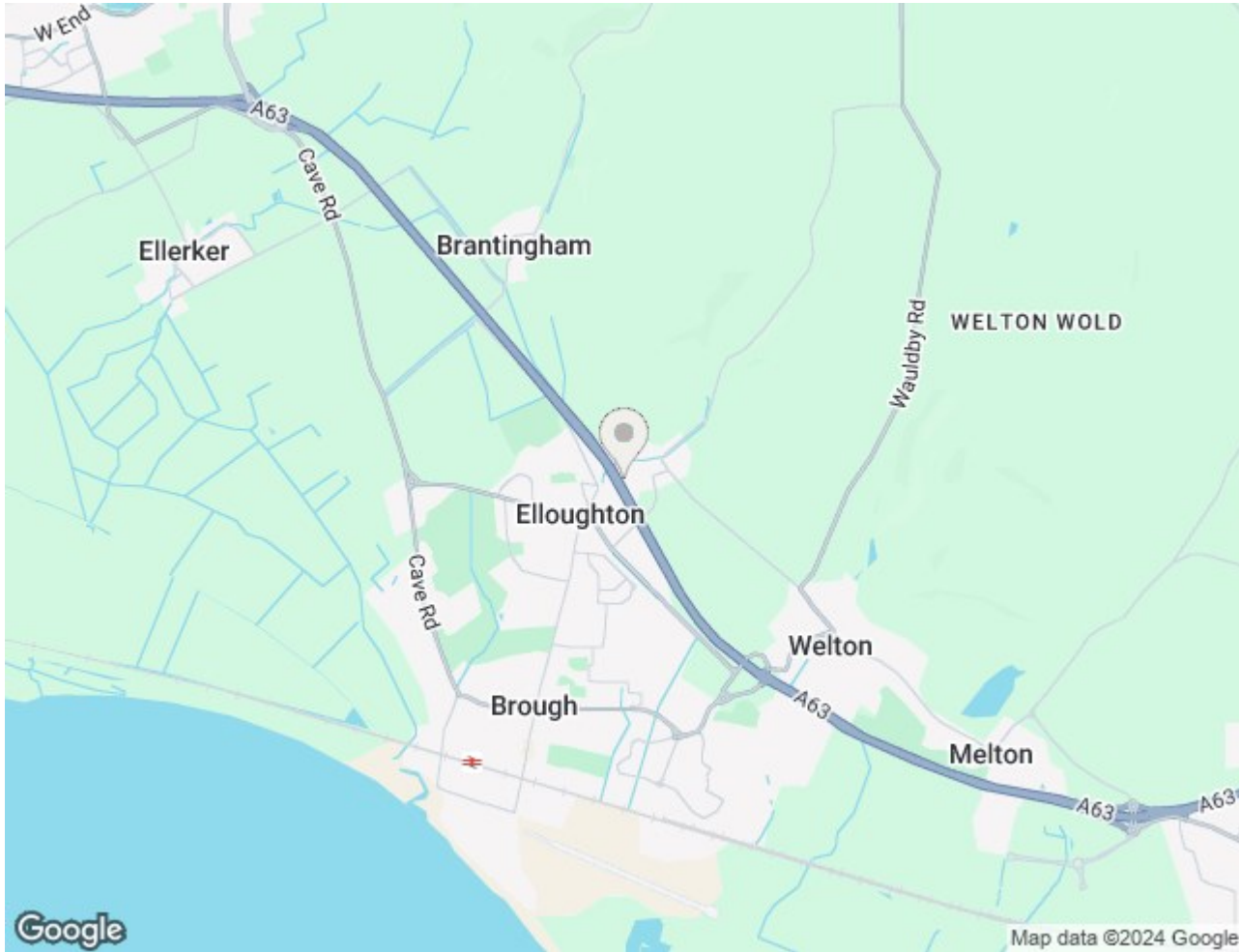
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

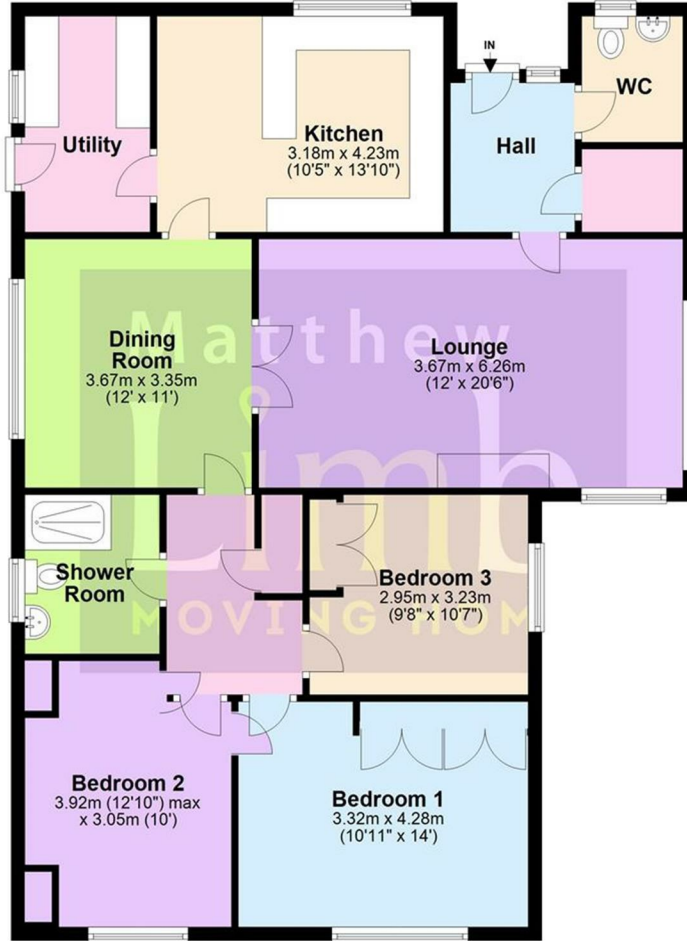
VALUATION SERVICE

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. 113.5 sq. metres (1221.8 sq. feet)



Total area: approx. 113.5 sq. metres (1221.8 sq. feet)

