

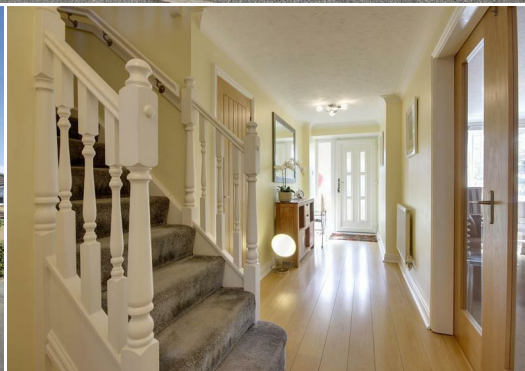
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**Limb**  
MOVING HOME



*22 Linton, Elloughton, Brough, East Yorkshire, HU15 1FE*

- 📍 Detached House
- 📍 Well Presented Accom.
- 📍 Four Dbl Bedrooms
- 📍 Council Tax Band = F
- 📍 Two Reception Rooms
- 📍 Open Plan Kitchen
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = D

**£475,000**



## INTRODUCTION

Occupying a corner plot within this much sought after neighbourhood is this impressive detached house with accommodation extending to over 1,700 sq. ft. Offering beautifully appointed and generously proportioned rooms, the property is ideal for a family. The accommodation is depicted on the attached floorplan and comprises a spacious entrance hallway, cloaks/W.C., lounge, sitting room, fantastic open plan living kitchen plus a utility room. Upon the first floor are four double bedrooms, en-suite shower room to bedroom one and a contemporary bathroom with separate shower enclosure. The property has the benefit of gas central heating to radiators and uPVC double glazing.

Standing in a corner plot, there is an attractive circular lawn with slate to the front with a driveway leading up to the double garage. A garden area extends to the side and the lovely rear garden is mainly lawned with attractive deck ideally positioned to capture the afternoon and evening sun.

This is one not to miss!

## LOCATION

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 and attractions 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 HALLWAY

Spacious and welcoming with a staircase leading to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## LOUNGE

17'0" x 11'11" approx (5.18m x 3.63m approx)

With feature fire surround housing a living flame gas fire. Window to front.



## SITTING ROOM

10'8" x 10'1" approx (3.25m x 3.07m approx)

With French doors leading out to the rear garden.





## OPEN PLAN KITCHEN

22'3" x 17'11" approx (6.78m x 5.46m approx)  
Measurements to extremes.

This light and airy space is situated to the rear of the property with French doors opening out to the garden. The kitchen enjoys a range of contemporary base and wall units with contrasting worksurfaces and breakfast bar peninsular, double oven, four ring gas hob with filter hood above, ceramic one and a half bowl sink and drainer with mixer tap, wine chiller, fridge/freezer and dishwasher.

## KITCHEN



## DINING/LIVING AREA



## UTILITY ROOM

With fitted base and wall units, sink and drainer, plumbing for washing machine, space for tumble dryer, external access door to side and internal access doors to the double garage and understairs cupboard.



## FIRST FLOOR

### LANDING

With loft access hatch and cylinder cupboard.





## BEDROOM 1

15'5" x 11'11" approx (4.70m x 3.63m approx)  
Measurements up to fitted wardrobes. Window to front.



## EN-SUITE SHOWER ROOM

With contemporary suite comprising a walk in shower, wash hand basin with vanity under, low flush W.C., part tiling to walls, tiled floor, heated towel rail and window to front.



## BEDROOM 2

14'11" x 14'9" approx (4.55m x 4.50m approx)  
With fitted wardrobes and window to front.



## BEDROOM 3

11'11" x 10'3" approx (3.63m x 3.12m approx)  
With fitted wardrobes and window to rear.





## BEDROOM 4

14'2" x 9'5" approx (4.32m x 2.87m approx)  
With fitted wardrobes and window to rear.



## BATHROOM

With contemporary suite comprising a bath, shower enclosure, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiled surround, tiled floor and window to rear.





## OUTSIDE

Standing in a corner plot, there is an attractive circular lawn with slate to the front with a driveway leading up to the double garage with automated up and over door. A garden area extends to the side and the lovely rear garden is mainly lawned with attractive deck ideally positioned to capture the afternoon and evening sun. There is a patio area and decking directly adjoining the rear of the property, attractive borders and fencing to the boundary.



## 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*

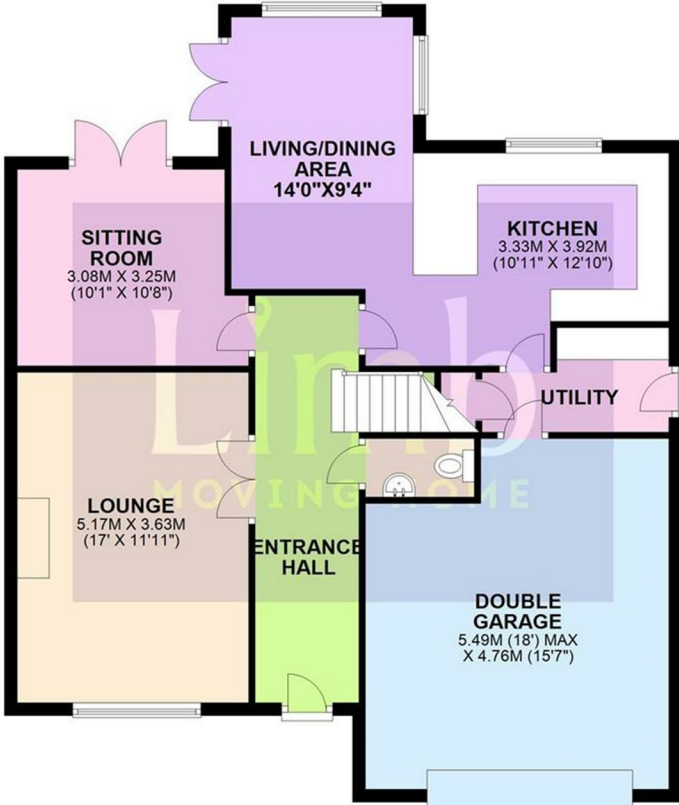
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### GROUND FLOOR

APPROX. 74.4 SQ. METRES (800.6 SQ. FEET)



### FIRST FLOOR

APPROX. 88.9 SQ. METRES (956.6 SQ. FEET)



TOTAL AREA: APPROX. 163.3 SQ. METRES (1757.2 SQ. FEET)  
22 LINTON, ELLOUGHTON



