

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*14 Welton Low Road, Elloughton, East Yorkshire, HU15 1HR*

- 📍 Superb Detached House
- 📍 Immaculately Presented
- 📍 5 Good Bedrooms
- 📍 Council Tax Band = G

- 📍 Stunning Orangery
- 📍 Great Family Accom.
- 📍 Double Garage
- 📍 Freehold/EPC = C

**£715,000**

## INTRODUCTION

This superb detached house provides great family accommodation which is immaculately presented and complimented by a lovely westerly facing garden. With much kerb appeal, the double fronted property is well set back from the road with excellent parking and a detached double garage. The spacious accommodation is ideal for a growing family providing three reception rooms, complimented by a stunning rear orangery overlooking and leading out to the garden. The heart of the house is a contemporary kitchen and breakfast room with bi fold doors again, opening out to the garden. The large welcoming hallway has a cloaks/W.C. situated off and there is also a separate utility room. At first floor lie 5 good bedrooms, all doubles, the luxurious master of which has a dressing room and a stylish ensuite shower room. There is also a separate contemporary bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. An early viewing is strongly recommended.



## LOCATION

The property stands proudly along Welton Low Road in the centre of this very popular west Hull village. Situated approximately 10 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 Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

14'10" x 16'0" approx (4.52m x 4.88m approx)

A spacious and welcoming hallway with oak flooring. A staircase leads up to the first floor with storage cupboard beneath.



### CLOAKS/W.C.

With low level W.C. and wash hand basin in attractive fitted cabinet.

## LOUNGE

22'9" x 12'9" approx (6.93m x 3.89m approx)

Having as its focal point a stunning limestone fire surround housing multi fuel log burning stove. There are windows to the front and side elevations and bi fold doors open through to the orangery. Double doors provide access to the dining room.



## DINING ROOM

16'0" x 10'5" approx (4.88m x 3.18m approx)

With double doors opening into the orangery.



## STUDY

12'1" x 10'1" approx (3.68m x 3.07m approx)  
With two windows to front elevation.



## KITCHEN AREA

12'4" x 12'2" approx (3.76m x 3.71m approx)  
Extending to the breakfast room which provides a lovely view onwards to the garden. The kitchen has an excellent range of fitted units to wall and floor. Features include a Bosh double oven, dishwasher, Siemens 5 ring gas hob with extractor hood above, microwave, Liebherr fridge. There is a one and a half sink and drainer with mixer tap and tiling extends to the floor.





## BREAKFAST ROOM

14'5" x 11'0" approx (4.39m x 3.35m approx)

Open plan in style from the kitchen. There is a further run of fitted dual toned units to one wall and an integrated wine cooler. Bi fold doors open out to the rear patio. Double doors provide access through to the orangery.



## ORANGERY

24'9" x 9'1" approx (7.54m x 2.77m approx)

A stunning room which provides views across the rear garden. Double doors open out to the patio. A large lantern light to the ceiling allows light to flood in.



## UTILITY

11'8" x 6'1" approx (3.56m x 1.85m approx)

Fitted units, sink and drainer with mixer tap, Neff freezer, plumbing for automatic washing machine and space for dryer. External access to side/front of house.



## FIRST FLOOR

### LANDING

Cylinder and linen cupboard situated off.

## *BEDROOM 1*

16'0" x 12'8" approx (4.88m x 3.86m approx)  
With windows to front and side elevation.



## *DRESSING ROOM*

Attractively fitted with wardrobes and drawers.



## *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C., wash hand basin in cabinet, corner shower enclosure, tiling to walls and floor.



## BEDROOM 2

14'6" x 11'0" approx (4.42m x 3.35m approx)  
With windows to rear and side elevation.



## BEDROOM 3

16'1" x 11'4" approx (4.90m x 3.45m approx)  
With fitted wardrobes, window to front elevation.



## BEDROOM 4

12'2" x 10'8" approx (3.71m x 3.25m approx)  
Windows to front and side elevation.





## BEDROOM 5

12'2" x 11'10" approx (3.71m x 3.61m approx)  
With fitted wardrobe and drawers.



## BATHROOM

With recently installed stylish suite comprising low level W.C., wash hand basin in cabinet, shaped bath with shower over and screen, tiling to walls and floor, heated towel rail.



## OUTSIDE

A central driveway is flanked by open plan lawns, there is a gravelled parking area to the front of the house and a detached double garage. The rear garden enjoys a westerly aspect and has a paved patio directly at the back of the house. A lawn extends beyond, complimented by well stocked borders which provide many areas of interest. At the bottom of the garden is a further circular patio area with arbour. There is also an EV charging point to the front of the property.



## 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.

## VIEWING

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

## AGENTS NOTE

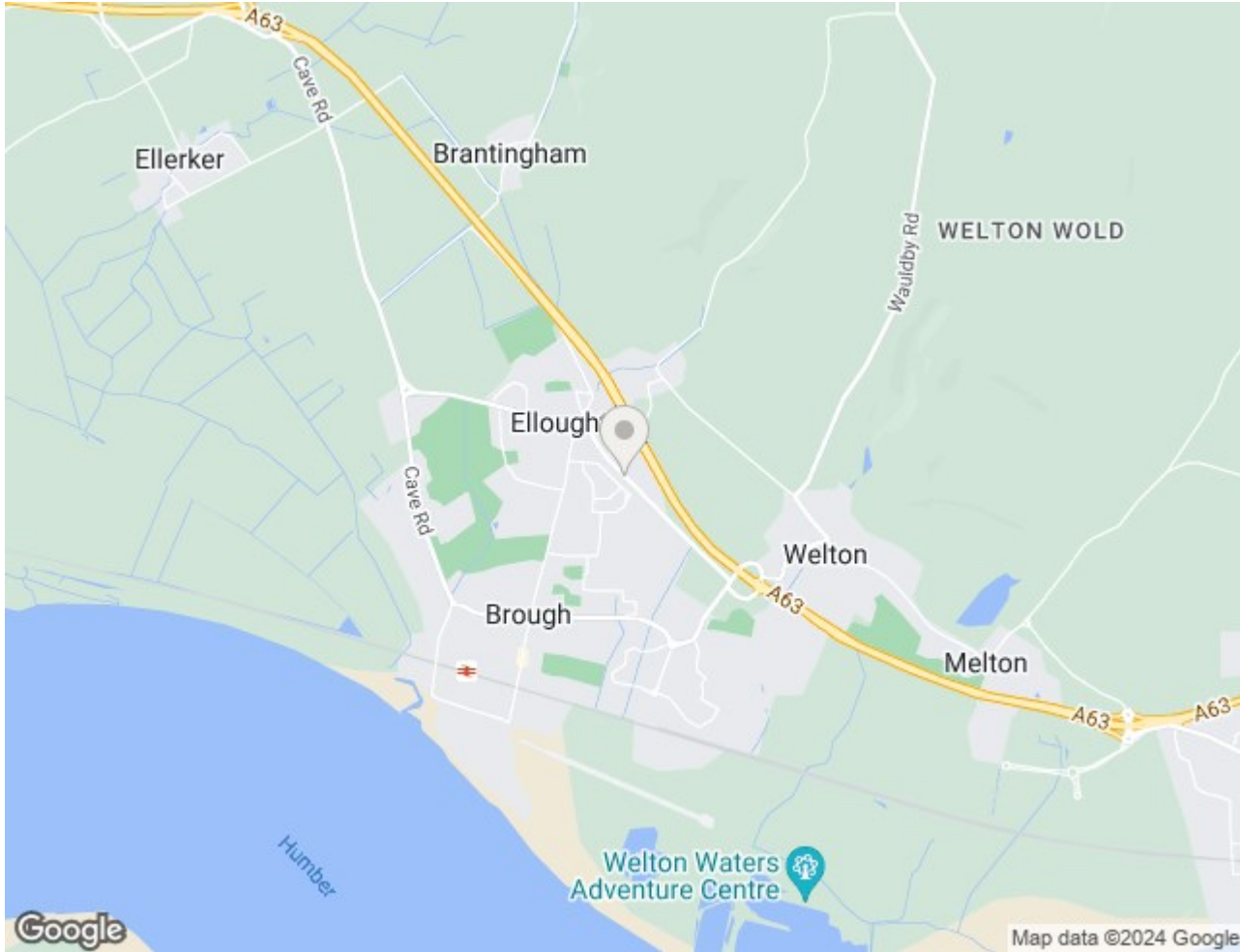
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





TOTAL AREA: APPROX. 245.7 SQ. METRES (2644.3 SQ. FEET)  
14 WELTON LOW ROAD, ELLOUGHTON

