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Matthew  
**Limb**  
MOVING HOME



*30 Drovers Rise, Elloughton, East Yorkshire, HU15 1LN*

- 📍 Individual Detached House
- 📍 Great Room Sizes
- 📍 4 Double Bedrooms
- 📍 Council Tax Band = F
- 📍 Exclusive Cul-de-sac
- 📍 Solar Panels Installed
- 📍 Viewing Recommended
- 📍 Freehold/EPC =

**£565,000**

## INTRODUCTION

With great room sizes, high ceilings and excellent energy efficiency, this individual detached house occupies a prominent position within the exclusive cul-de-sac of Drovers Rise. Ideal for a family, the accommodation provides four double bedrooms which are complimented by a luxurious bathroom complete with TV and there is a stylish en-suite to bed 1. The living space includes a large living room, day room and a breakfast kitchen plus separate utility. The property has uPVC double glazing, gas fired central heating to radiators and 16 solar panels are installed and owned with the benefit of around 9 years left to run of the existing "feed in tariff", an Immersun system which directs excess electricity to warm the water. The system is believed to be generating around £700 payment a year as well as reduced bills. Outside a block set driveway provides excellent parking and access to the double garage which has an automatic up and over entry door. The garden mainly extends to the rear being predominantly lawned complimented by a paved patio area. In all, an ideal family home of which early viewing is strongly recommended.

## LOCATION

The property is situated within the established and highly regarded cul-de-sac of Drovers Rise, itself off Stockbridge Road within the desirable village of Elloughton. Drovers Rise comprises many individual properties which have been created in an attractive street scene. 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 HALLWAY

A welcoming spacious hallway which has a stunning artico floor. A staircase leads up to the first floor with oak and chrome balustrade. A useful and large understairs cupboard.



### CLOAKS/W. C.

With low level W.C., wash hand basin, tiling to the walls.

## LIVING ROOM

24'3" x 16'3" approx (7.39m x 4.95m approx)

A really good sized room which will adequately house settee's and a dining suite. There is a feature fireplace housing a "living flame" gas fire. A cantilever style window looks to the front, further window to rear and double doors leading out to the patio.





### *DAY ROOM*

18'7" x 8'9" approx (5.66m x 2.67m approx)

A very useful room with windows to front and side elevations.



### *BREAKFAST KITCHEN*

16'3" x 14'3" approx (4.95m x 4.34m approx)

Having an extensive range of fitted base and wall mounted units with work surfaces. There is a one and a half sink and drainer, range cooker with extractor hood above, integrated dishwasher and fridge. Tiled surround to units and tiling to the floor. Window to the rear and side elevations.



### *UTILITY ROOM*

11'6" x 7'1" approx (3.51m x 2.16m approx)

With fitted units, worksurfaces, sink and drainer, tiling to the floor. Plumbing for automatic washing machine, wall mounted Worcester gas fired central heating boiler. External access door to side elevation.

### *FIRST FLOOR*

### *GALLERIED LANDING*

Providing access to all bedrooms and bathroom. Window to front elevation.



### *BEDROOM 1*

16'4" x 12'3" approx (4.98m x 3.73m approx)  
Up to the front of fitted wardrobes which extend to the whole of one wall. Window to rear elevation.



### *EN-SUITE SHOWER ROOM*

Fully tiled plus underfloor heating. There is a large shower cubicle with both a rainhead and handheld shower system, concealed flush W.C. and wash hand basin with cabinet. Heated towel rail.



### *BEDROOM 2*

8'10" x 16'9" approx (2.69m x 5.11m approx)

Up to face of fitted wardrobes running to one wall, windows to both front and side elevation.



### *BEDROOM 3*

16'4" x 10'5" approx (5.00m x 3.18m approx)

Windows to both front and rear elevations.



### *BEDROOM 4*

13'0" x 9'10" approx (3.96m x 3.00m approx)

Window to rear elevation.



## BATHROOM

A luxurious bathroom which is fully tiled complimented by underfloor heating. The suite includes a spa bath complete with wall inset TV. There is a concealed flush W.C., "walk in" shower area with rainhead and handheld shower system, wash hand basin and cabinet. There is a heated towel rail and LED mood lighting.



## OUTSIDE

The property occupies a good sized corner plot with a block set driveway and frontage which provides excellent parking and access to the attached double garage with an automatic up and over entry door. Directly to the rear of the house extends a large paved patio area with steps up to a lawned garden.





*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

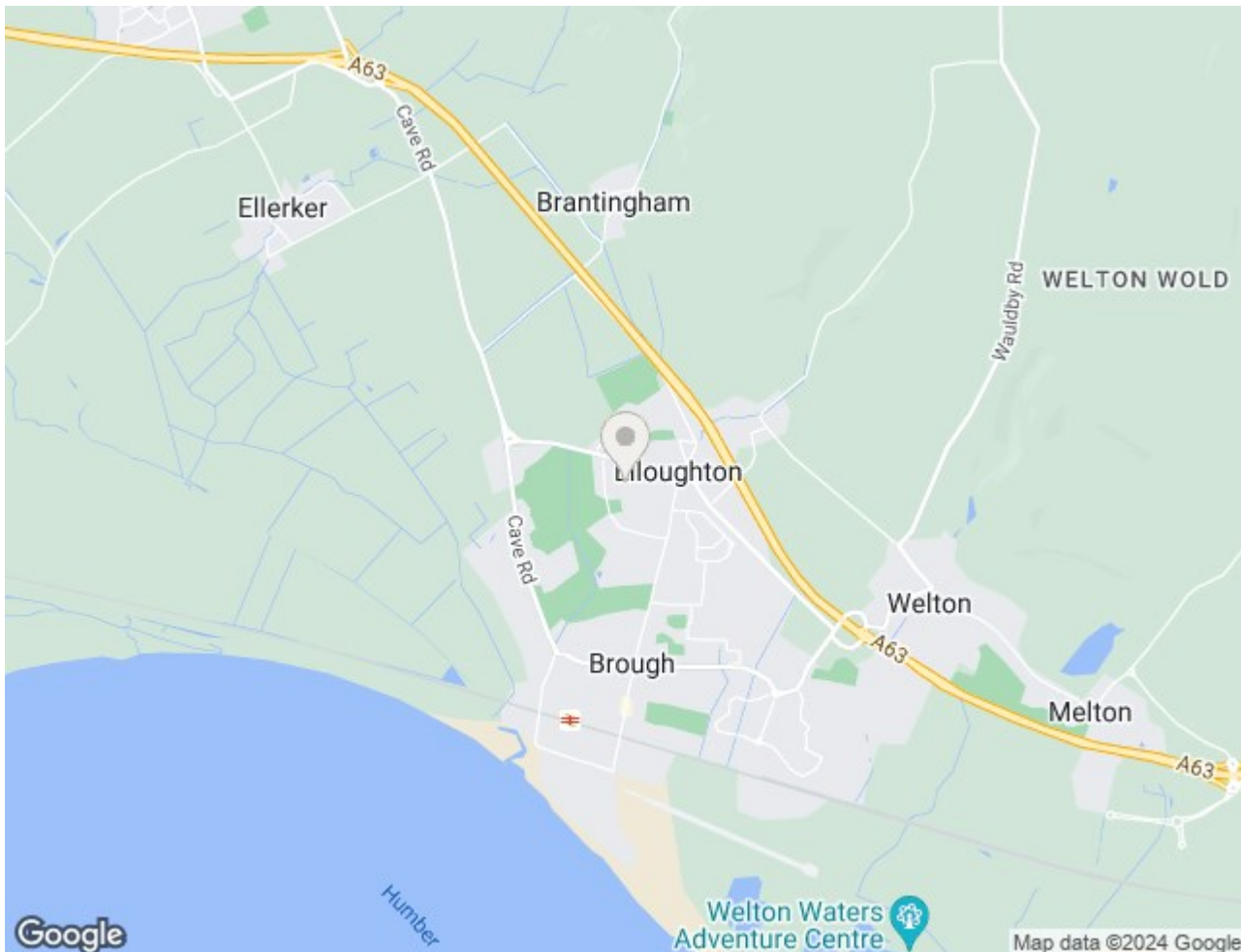
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 119.5 SQ. METRES (1286.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 89.2 SQ. METRES (959.7 SQ. FEET)



TOTAL AREA: APPROX. 208.7 SQ. METRES (2246.2 SQ. FEET)  
30 DROVERS RISE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	