

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



27 Elloughton Road, Brough, East Yorkshire, HU15 1AJ

- 📍 Fine semi-detached house
- 📍 Particularly spacious
- 📍 Fabulous rear garden
- 📍 Council Tax Band = D
- 📍 3 good bedrooms
- 📍 Large double garage
- 📍 Convenient location
- 📍 Freehold/EPC =

£350,000

INTRODUCTION

This extended and particularly spacious traditional semi-detached house stands in a fabulous plot of around 1/5 acre including a delightful garden to the rear. Features also include a large driveway, car port and a double garage with inspection pit and workshop. The property is well set back from the road and ideally placed for Brough's excellent range of shops and amenities. The accommodation has the benefit of gas fired central heating, double glazing and is depicted on the attached floor plan. In brief the accommodation comprises an entrance hallway, large lounge, dining/day room, rear lobby, downstairs shower room and a spacious breakfast kitchen overlooking the garden with door out. On the first floor are three good sized bedrooms served by a luxurious bathroom. The gardens are a delight enjoying a westerly aspect having been set out over the years to incorporate many areas of interest complemented by lawns and mature borders. In all, an extremely interesting property in the heart of the village.

LOCATION

Situated on the western side of Elloughton Road, stands this impressive period property. The area of Elloughton-cum-Brough is served by well reputed primary schools with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also available nearby such as Tranby, Hymers College or Pocklington, all with a bus service available from Elloughton Road. Convenient access is provided to the A63 leading into Hull City centre to the east or the national motorway network to the west. The surrounding area provides an excellent range of facilities including supermarkets, local shops, park, cafes and public houses. Brough has its own mainline railway station providing inter city connections to London Kings Cross approximately 2 1/2 travelling time away. There area is also well served by recreation facilities including at the nearby Brough Golf Club.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading to first floor off.

LOUNGE

23'6" x 13'0" approx (7.16m x 3.96m approx)

With window to front elevation, windows to rear and central door providing access out to the patio. The chimney breast houses a feature fire surround with gas fire.



DINING/DAY ROOM

12'4" x 10'0" approx (3.76m x 3.05m approx)
Window to front elevation.



BREAKFAST KITCHEN

15'8" x 15'5" approx (4.78m x 4.70m approx)
Situated to the rear of the house there are views across the garden and a door opens out to the patio. The kitchen has a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink drainer, integrated oven, microwave, four-ring gas hob, filter hood, dishwasher. There is a larder cupboard to the corner.



SIDE LOBBY

With external access door to the driveway.

SHOWER/CLOAK ROOM

Built as a wet room the suite includes a low level WC, wash hand basin and shower area.

FIRST FLOOR

LANDING

With cylinder cupboard to corner.

BEDROOM 1

15'3" x 13'0" approx (4.65m x 3.96m approx)
With windows to both front and rear elevations, fitted wardrobes having sliding mirrored fronts.



BEDROOM 2

10'0" x 10'4" approx (3.05m x 3.15m approx)
Up to base of wardrobes running to one wall. Window to front elevation.



BEDROOM 3

12'1" x 8'7" approx (3.68m x 2.62m approx)
Window to rear elevation, fitted wardrobe



BATHROOM

With suite comprising bath, separate shower cubicle, low level WC, bidet and wash hand basin.



OUTSIDE

A driveway runs to the front of the house and also extends to the side leading to the carport and garage. The garden is ornamentally landscaped with shrubs and trees. A stunning garden extends in a westerly direction to the rear. Full of interest and features include patio areas to enjoy the sun throughout the day, extensive lawns and attractive borders. A wisteria adjoins a pergola attached to the garage.





REAR VIEW



GARAGE

22'0" x 14'10" approx (6.71m x 4.52m approx)
With automated door to front. Complete with inspection pit.



WORKSHOP AREA

18'4" x 7'8" approx (5.59m x 2.34m approx)

TENURE

Freehold

COUNCIL TAX BAND

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

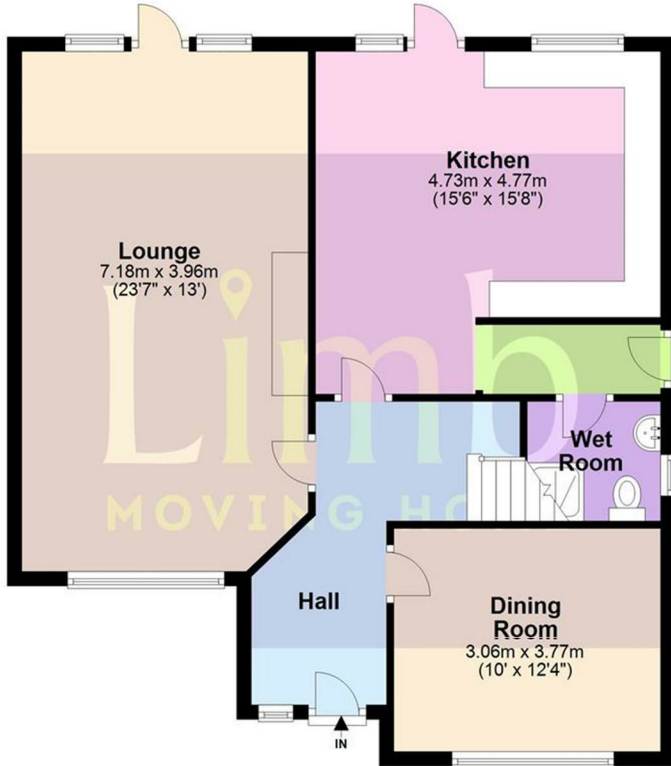
VALUATION SERVICE

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.



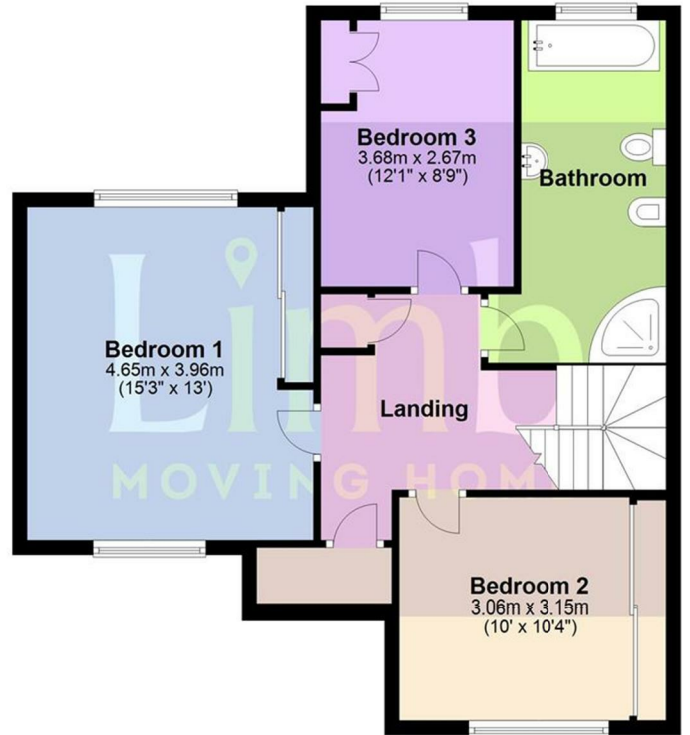
Ground Floor

Approx. 76.0 sq. metres (818.2 sq. feet)




First Floor

Approx. 63.7 sq. metres (685.7 sq. feet)



Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

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

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