

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*2 Sunnyside, Main Street, Ellerker, East Yorkshire, HU15 2DH*

- 📍 Fantastic Cottage
- 📍 Superb Rear Garden
- 📍 Offers Much Potential
- 📍 Council Tax Band = D
- 📍 3 Reception Rooms
- 📍 Three Dbl Bedrooms
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

**£300,000**

## INTRODUCTION

A rare opportunity to acquire this charming cottage which enjoys a delightful position in the heart of this picturesque and desirable village. Offered for sale with no chain involved, the property is ready for immediate occupation and, with accommodation extending to over 1,500 sq.ft., offers great potential for an incoming purchaser to create a lovely home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance which runs from the front to the rear of the property, cloaks/W.C., three/four reception rooms including a sitting room, lounge, dining room/day area plus there is a kitchen and garden room. Upon the first floor are three double bedrooms all with fitted furniture and a shower room. The property has majority uPVC double glazing and oil fired central heating with the option of LPG for cooking.

The property fronts straight onto Main Street and the superb rear garden enjoys a westerly aspect and is mainly lawned with mature shrubs and attractive trees. There is a patio area plus hedged and brick walled boundary.

## LOCATION

The property is located on Main Street at the heart of this particularly picturesque village with a central village green. The conservation village of Ellerker lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages with a delightful centre clustered around the green and running beck. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire Wolds and is ideally placed for those with an interest in country pursuits and the area also affords a range of recreational facilities including the nearby Brough golf course.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

The hallway runs through to the rear of the property with an external access door leading out.

### CLOAKS/W.C.

With low flush W.C. and storage cupboards.

### DAY AREA

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

Open plan through to the dining room



## DINING ROOM

11'11" x 8'11" approx (3.63m x 2.72m approx)  
With staircase leading to the first floor. Open plan through to the kitchen.



## KITCHEN

16'6" x 7'3" approx (5.03m x 2.21m approx)  
With fitted base and wall units, laminate worksurfaces, sink and drainer, cooker point, plumbing for a washing machine, external access door to garden room. Window to rear.



## GARDEN ROOM

8'0" x 6'10" approx (2.44m x 2.08m approx)  
With sliding doors leading out to the rear garden.

## LOUNGE

14'0" x 13'0" approx (4.27m x 3.96m approx)  
Window to front elevation. Double doors lead through to the sitting room.



## SITTING ROOM

14'10" x 7'9" approx (4.52m x 2.36m approx)  
Window to front.



## FIRST FLOOR

## LANDING

## BEDROOM 1

14'9" x 11'9" approx (4.50m x 3.58m approx)

With decorative cast fireplace, fitted wardrobes and window to front elevation.



## BEDROOM 2

14'3" x 13'8" approx (4.34m x 4.17m approx)  
With fitted wardrobes and window to front.



## BEDROOM 3

11'5" x 9'1" approx (3.48m x 2.77m approx)  
With built in cupboard and window to rear.



## SHOWER ROOM

With suite comprising a walk in shower, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

The property fronts straight onto Main Street and the superb rear garden enjoys a westerly aspect and is mainly lawned with mature shrubs and attractive trees. There is a patio area plus hedged and brick walled 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 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.

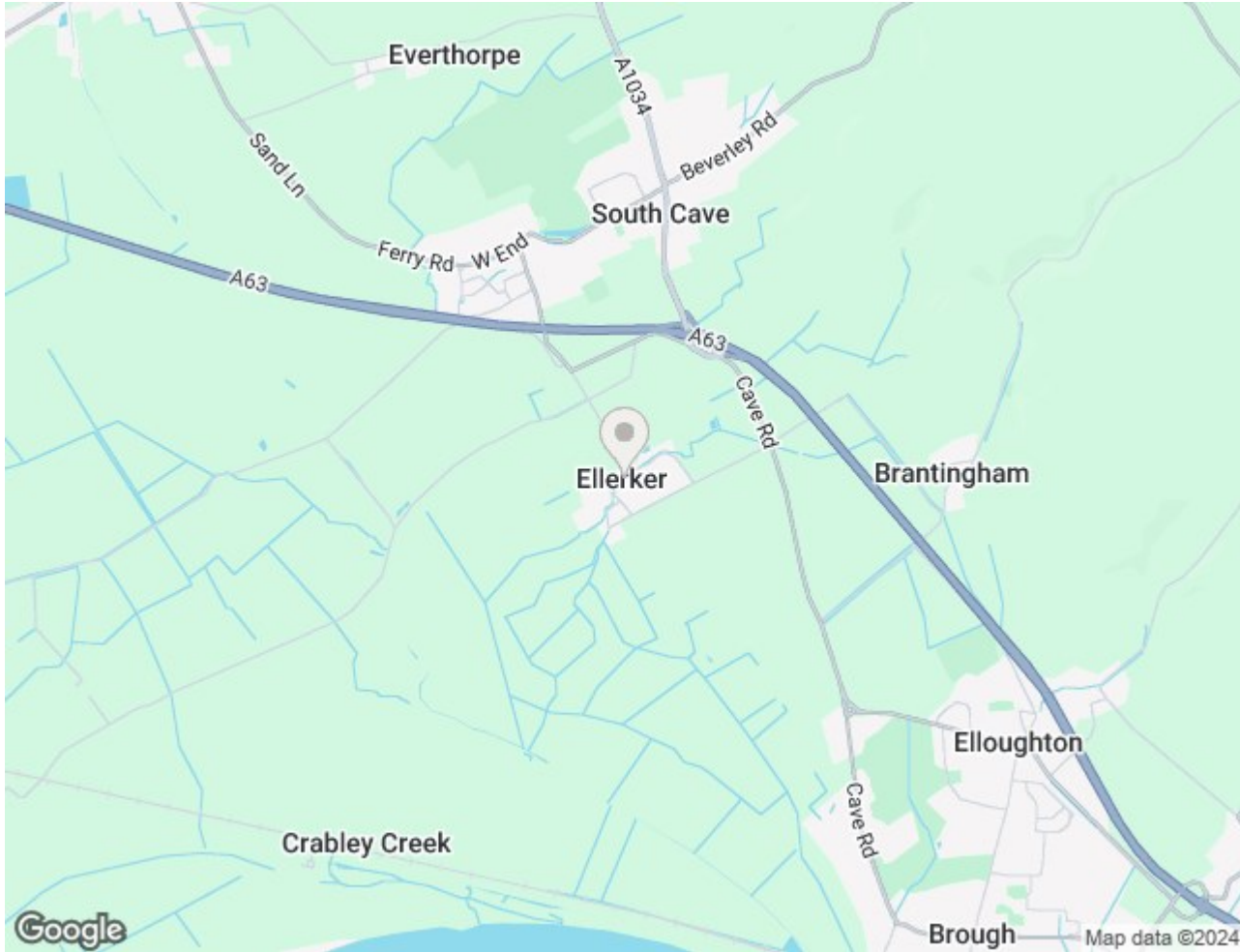
## PHOTOGRAPH DISCLAIMER

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

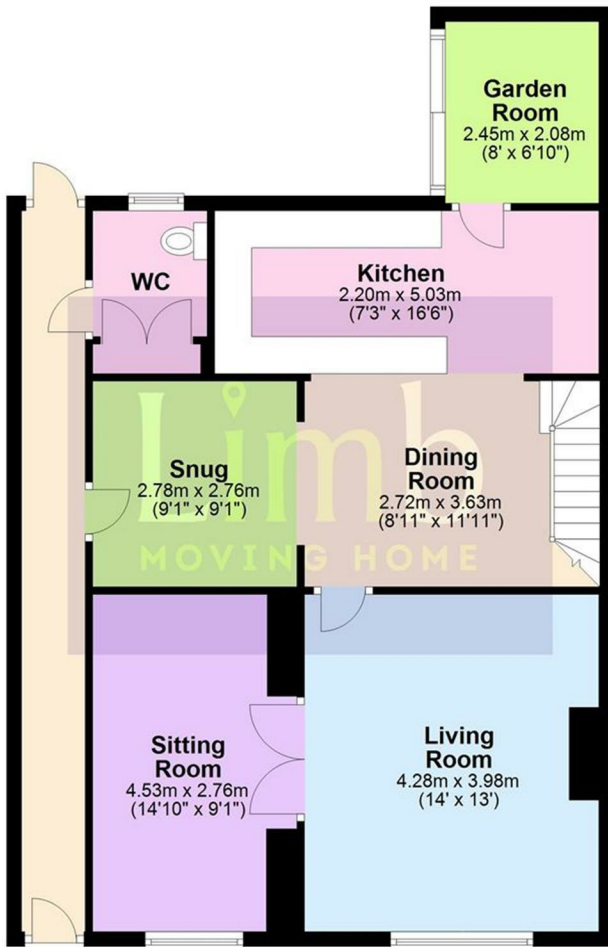


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



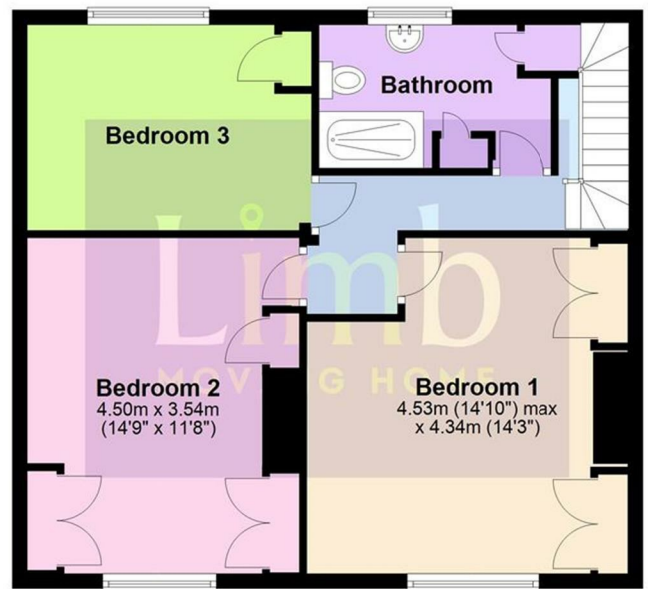
### Ground Floor

Approx. 80.8 sq. metres (870.1 sq. feet)



### First Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



Total area: approx. 140.7 sq. metres (1514.8 sq. feet)

