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Limb
MOVING HOME



Brookdale, 31 Dale Road, Elloughton, East Yorkshire, HU15 1HY

- 📍 Fine Victorian House
- 📍 4 Bedrooms
- 📍 Full of Period Features
- 📍 Council Tax Band = G

- 📍 Modern Fittings
- 📍 Delightful Location
- 📍 Garage & Office/Gym
- 📍 Freehold/EPC =

£845,000

INTRODUCTION

This picture perfect Victorian residence stands at the foot of Elloughton Dale (on the fringe of the village), close to beautiful countryside.

Bursting with period features, both inside and out, this fine residence has been delightfully renovated over the years by the current owners to create what is a fabulous family home of significant appeal. From its symmetrical external façade, with its attractive porch, bay windows and dentil detailing to the internal elegant proportions of the rooms complete with deep architraves, ornate cornicing and ceiling roses, you will surely be taken by this lovely home. The accommodation is depicted on the attached floorplan and briefly comprises a beautiful central hallway with a stunning staircase, three large reception rooms and a sleek modern kitchen complimented by a utility room and downstairs W.C.. There is also a very useful cellar which is split into two rooms that the owner uses for storage and workshop purposes. Upon the first floor are a series of 4 bedrooms situated off a simply stunning split level landing with a study area overlooking the rear garden through a gorgeous arched window. The main suite includes a dressing area and a stylish en-suite. There is also a contemporary house bathroom. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Externally the owners have constructed an attractive garage and home office/gym complex with two bay garaging and a superb office space with its picture windows overlooking the garden. The property is approached across a gravelled driveway which runs past the formal front lawn. Directly to the rear of the house lies an extensive paved patio with steps down to the lawn beyond. There is also a secluded west facing patio area with small pond, ideal for enjoying those warm summer nights. A useful brick store completes the property.

LOCATION

The property stands in an idyllic location at the foot of Elloughton Dale, providing immediate access to the glorious surrounding East Yorkshire countryside, yet the village centre lies a short walk away where a number of amenities are to be found. A more extensive array of facilities are located in the neighbouring village of Brough. The property is also situated in the catchment area for outstanding primary and secondary schools. Immediate access can be gained to the A63 which leads to Hull City Centre to the east or the national motorway network to the west.



ACCOMMODATION

Steps lead up to the entrance porch.



ENTRANCE PORCH

With double opening doors plus an wide internal entrance door and matching etched glass side panels to the hallway.

HALLWAY

27'2" x 8'0" approx (8.28m x 2.44m approx)

A simply stunning first impression is created by the central hallway which looks all the way through to the rear of the property. The focal point of the hall is a beautiful staircase complete with a carved newel post. To the rear of the staircase, a door opens to steps which lead down to the cellar area. Detailing includes ornate ornamental coving and ceiling rose.



LIVING ROOM

16'0" x 17'3" approx (4.88m x 5.26m approx)

Into a bay window to the front elevation.

There is ornate coving, picture rail and a ceiling rose. Fire surround with log burner fitted and timber glass fronted storage cabinet to alcove.



SITTING ROOM

16'0" x 15'2" approx (4.88m x 4.62m approx)

Into a bay window which overlooks the rear garden, further window to side, two useful storage cupboard to either corner of one wall.

The chimney breast houses a feature fire surround and log burner, shelving to alcove.



DINING ROOM

16'0" x 17'5" approx (4.88m x 5.31m approx)

Into bay window to front elevation.

A stunning room with detailed cornicing, ceiling rose and picture rail. The chimney breast houses a beautiful ornate fire surround with inset mirror and a log burner sits upon a paved hearth. Double doors open through to the kitchen area.



KITCHEN

14'9" x 13'0" approx (4.50m x 3.96m approx)

A sleek modern kitchen comprises an array of high gloss fronted units and grand island complete with quartz work surfaces. The island houses two Neff ovens, one with combi microwave function, and a warming drawer and further appliances are fitted to a run of units to one wall featuring a four ring induction hob with extractor hood above, dishwasher, fridge and freezer. There is an undercounter sink with mixer tap. A window looks over the rear and has double doors open to a glass retaining balcony.



UTILITY ROOM

10'8" x 6'5" approx (3.25m x 1.96m approx)
Fitted sink unit, oak surfaces, wall cupboards, hanging facilities, plumbing for automatic washing machine and space for further appliances. External access door.



W.C.

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

CELLARS

Split into two rooms measuring approximately 16'4" x 12'6" and 15'10" x 14'1", they have quarry tiled floors. One is currently used as a storage area and the other as a workshop area.



FIRST FLOOR

SPLIT LEVEL LANDING

A beautiful split level landing with a return staircase. Ornate coving to ceiling. A wide opening provides access through to the study area.



STUDY AREA

13'9" x 6'6" approx (4.19m x 1.98m approx)

A lovely space to work or relax at with a gorgeous arched portrait picture window overlooking the rear garden.



BEDROOM 1

14'1" x 13'5" approx (4.29m x 4.09m approx)

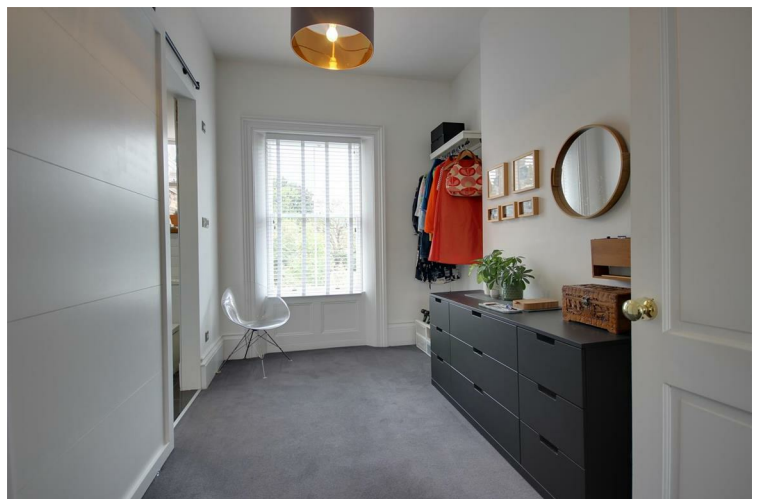
Window to front elevation. Double doors opening through to the dressing room.



DRESSING ROOM

12'9" x 8'8" approx (3.89m x 2.64m approx)

With window to rear elevation. Sliding door provides access to the stylish en-suite.



EN-SUITE

7'1" x 6'4" approx (2.16m x 1.93m approx)
Built as a stylish wet room with low level W.C., wash hand basin, "walk in" shower area with glazed partition. Tiling to the walls and floor, with programmable underfloor heating, heated towel rail.



BEDROOM 2

15'9" x 13'4" approx (4.80m x 4.06m approx)
Windows to front and side elevations, ornate coving, fitted wardrobes.



BEDROOM 3

16'2" x 13'0" approx (4.93m x 3.96m approx)
Windows to both side and rear elevations. Built in wardrobe storage.



BEDROOM 4

13'0" x 10'1" approx (3.96m x 3.07m approx)
With window to front elevation, moulded coving.



BATHROOM

A contemporary suite comprising concealed flush W.C., wash hand basin, bath with rainhead shower above and screen, tiling to the walls and floor with programmable underfloor heating, heated towel rail.



OUTSIDE

The property is approached across a gravelled driveway which runs past the formal front lawn. Directly to the rear of the house lies an extensive paved patio with steps down to the lawn beyond. There is also a secluded west facing patio area with small pond, ideal for enjoying those warm summer nights. A useful brick store completes the property.





GARAGE & HOME OFFICE/GYM

Of recent construction, this building comprises garaging measuring approx. 19'0" x 18'6" with two single up and over automated entry doors. The office measures approx. 18'9" x 9'0" and has picture windows including sliding patio doors providing views across the rear garden.



REAR VIEW



AGENTS NOTE

A rear portion of garden is to be retained by the owners (not photographed) and is clearly marked on site. There is hope of building a low level "eco" house on the site however, the owners may consider an offer for inclusion in the sale.

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

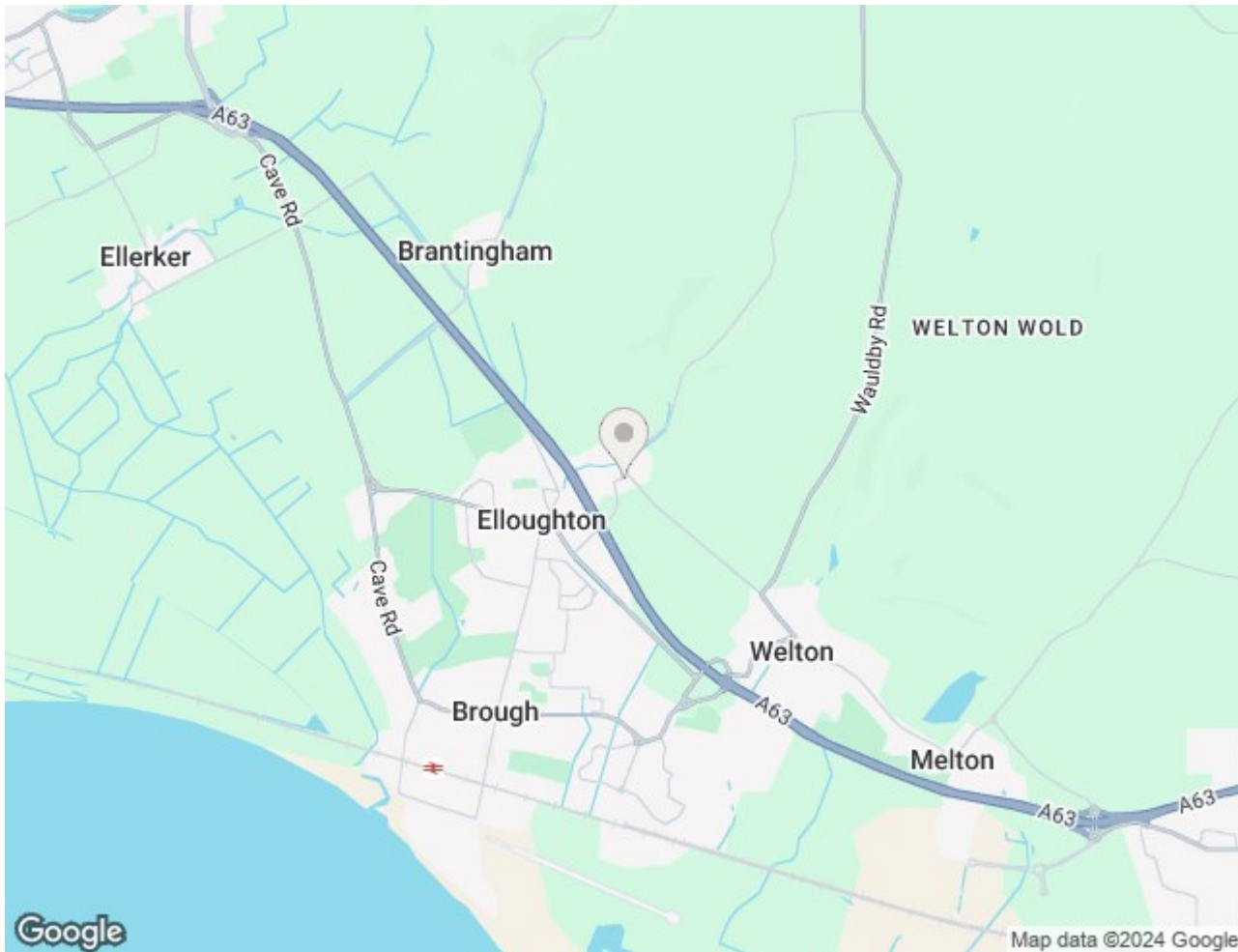
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 332.0 sq. metres (3573.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	