

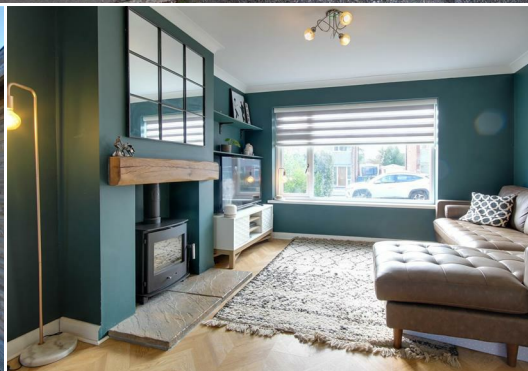
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Limb
MOVING HOME



9 Harland Road, Elloughton, East Yorkshire, HU15 1JT

- 📍 Semi-Detached House
- 📍 Three Good Bedrooms
- 📍 Attractive Living Space
- 📍 Council Tax Band = C

- 📍 Modern Kitchen
- 📍 Side Drive & Garage
- 📍 Rear Chalet/Bar Area
- 📍 Freehold / EPC = D

£234,950

INTRODUCTION

Located within a very popular street scene and being well placed for local shops and amenities is this semi-detached house providing attractive accommodation with modern fittings. A particular feature is the outside space with its large decked area and a chalet bar to one corner. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, lounge with log burner, dining area and rear conservatory. There is a modern kitchen with appliances. Upon the first floor are three good sized bedrooms and a modern bathroom with four piece suite including a separate shower.

A lawned garden extends to the front and a side drive provides good parking and leads up to gates which provides access to a further driveway and the single garage. A lawned garden extends to the rear complemented by a patio area and large raised decked area which houses a timber chalet/bar complete with power, electric and bar area.

LOCATION

The property stands in a quiet residential area with Harland Road being accessed from either Beech Road or Hobson Road, Elloughton. The surrounding area of Elloughton and Brough provide an excellent range of amenities including shops, post office, chemists, newsagents, supermarket and mainline railway station. Elloughton has a well reputed primary school within walking distance and secondary schooling can be found at South Hunsley in the nearby village of Melton. The village is also ideally placed for immediate access to the A63 leading to Hull city centre to the east and the national motorway network via the M62 to the west. The market town of Beverley is within approx 20 miles driving time.

ACCOMMODATION

Composite residential entrance door to:

ENTRANCE HALLWAY

Spacious hallway with stairs leading up to the first floor.



LOUNGE

12'2" x 12'0" approx (3.71m x 3.66m approx)

With log burning stove upon a tiled hearth with lintel over. Window to the front elevation. Opening through to the dining area.



DINING AREA

10'3" x 9'4" approx (3.12m x 2.84m approx)

With access to the kitchen and double doors through to the conservatory.



CONSERVATORY

10'0" x 9'3" approx (3.05m x 2.82m approx)

Overlooking the rear garden with sliding patio doors leading out. Tiled floor.

KITCHEN

10'3" x 8'8" approx (3.12m x 2.64m approx)

Having an attractive range of modern base and wall units with contemporary worksurfaces, sink and drainer with mixer tap and tiled splashbacks. There is an integrated oven and hob with filter hood and a dishwasher plus plumbing for a washing machine. Window to rear and external access door to side.



FIRST FLOOR

LANDING

Window to side. Airing cupboard.

BEDROOM 1

11'10" x 10'8" approx (3.61m x 3.25m approx)

Fitted wardrobes with sliding fronts, window to the front elevation.



BEDROOM 2

10'1" x 10'5" approx (3.07m x 3.18m approx)
Window to rear.



BEDROOM 3

8'1" x 7'5" approx (2.46m x 2.26m approx)
With cupboard and window to front.



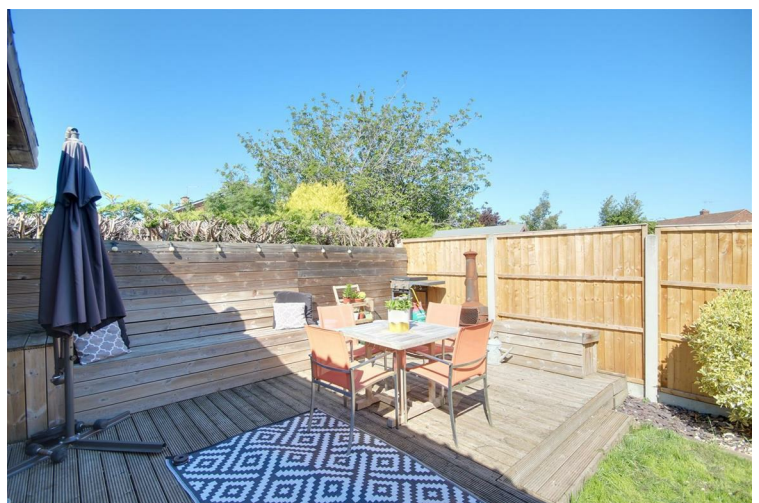
BATHROOM

Being fully tiled with suite comprising a bath, separate shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to rear.



OUTSIDE

A lawned garden extends to the front and a side drive provides good parking and leads up to gates which provides access to a further driveway and the single garage. A lawned garden extends to the rear complemented by a patio area and large raised decked area which houses a timber chalet/bar complete with power, electric and bar area.



CHALET



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 C. 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

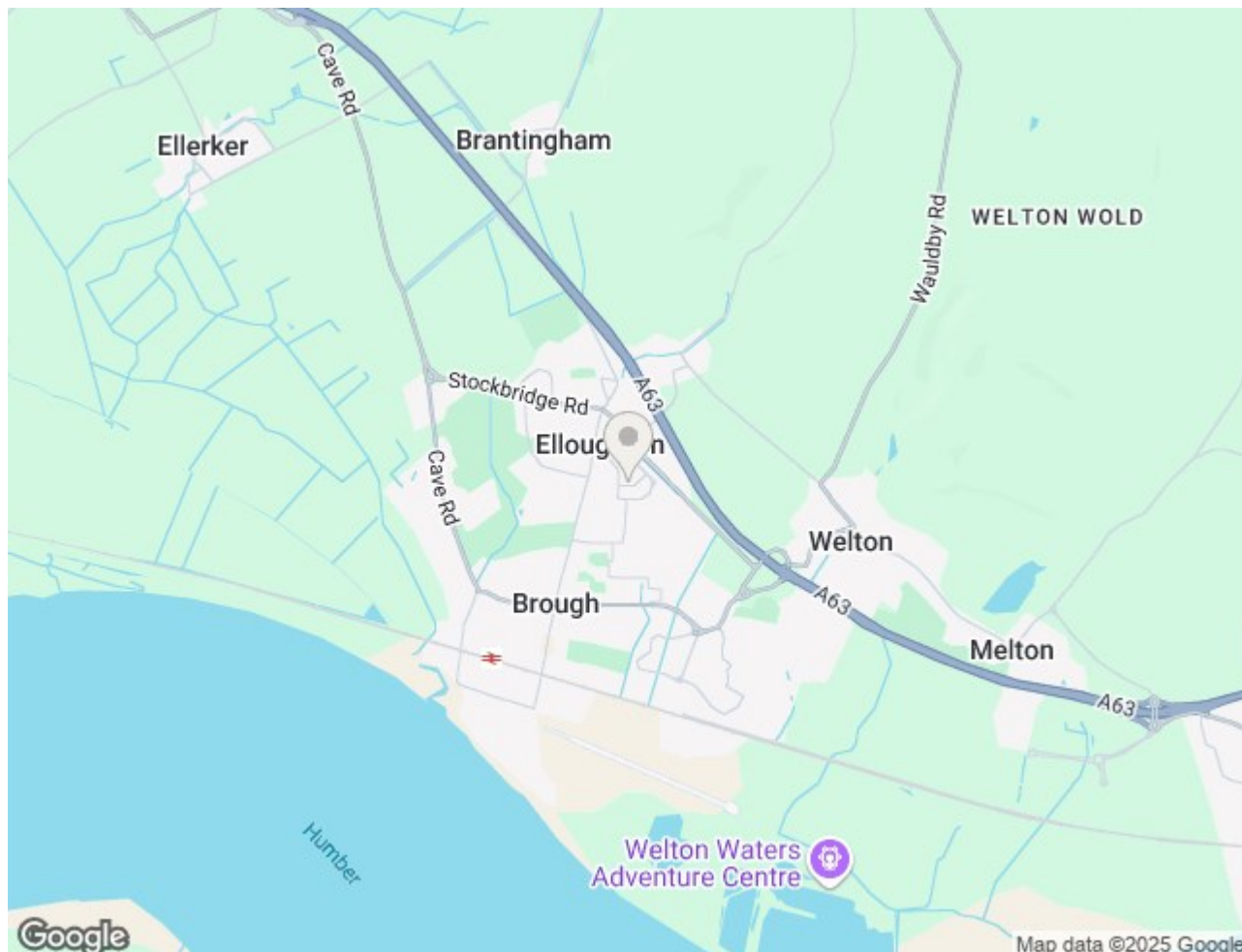
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

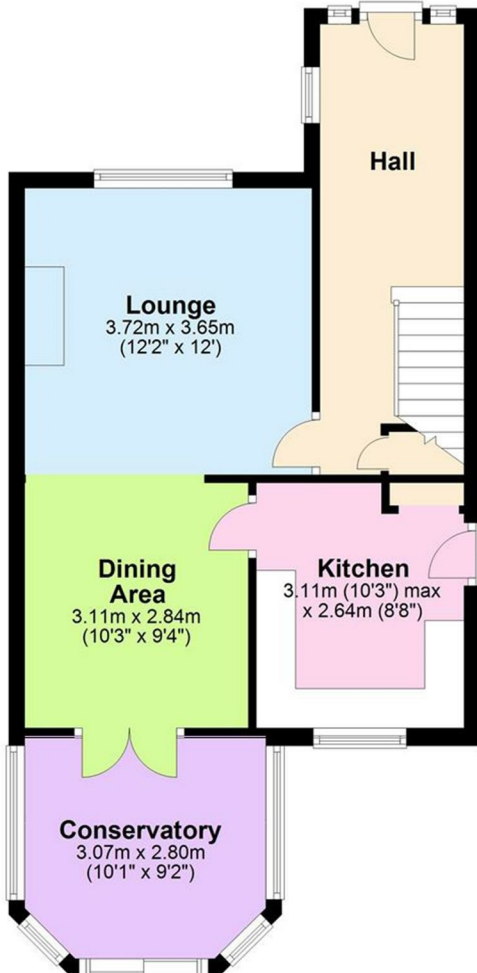
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	