

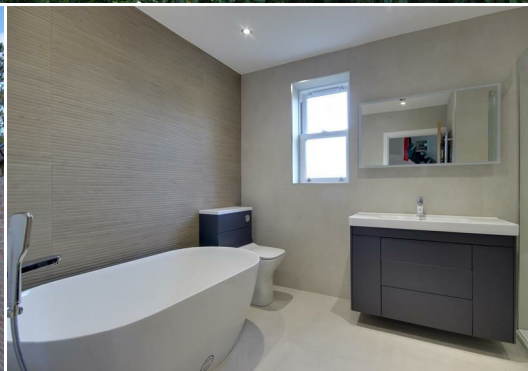
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*New House, 1a Main Street, Elloughton, East Yorkshire, HU15 1JN*

- 📍 Superb New Build
- 📍 Exclusive Location
- 📍 Stunning Design
- 📍 Council Tax Band = TBC

- 📍 Quality Specification
- 📍 5 Bed/4 Bathrooms
- 📍 Double Garage
- 📍 Freehold/EPC = TBC

*Offers Over £799,950*



## INTRODUCTION

A fantastic bespoke new build detached house with really must be viewed! Full of quality and great appeal, this fabulous property has accommodation extending to around 2,800sq. ft. over three floors, as depicted on the attached floorplans and is situated in an exclusive leafy location. The layout affords much flexibility of use and has a "top end" specification. Features include generous rooms sizes, open plan living kitchen, lovely west facing garden, double garage and a gated entrance.



## HIGH SPECIFICATION

- Generous room sizes
- Quality uPVC framed sash double glazed windows
- Gas central heating - Underfloor heating to ground floor
- Extensive lighting plan
- Tiled ground floor
- Designer bathrooms
- Contemporary tiling
- Chrome Switches and sockets
- Oak Doors
- Quality extensive paving and large patio
- Auto sliding entrance gate
- Large double garage
- Solar panels

## WARRANTY

The property will be conveyed with a 10 year build warranty from Global Home Warranties Limited.

## ACCOMMODATION

A spacious hallway has a cloaks/W.C. situated off and provides access to the formal separate lounge which is particularly spacious. The fabulous contemporary living space to the rear of the property is open plan combining a day area, dining space and stunning kitchen with central island. There is a combination of 5 bedrooms and 4 bath/shower rooms. The garden enjoys a westerly facing aspect with extensive paved patio and lawns, and there is excellent parking together with a detached double garage accessed by sliding automated gate.

## LOCATION

The property stands in an exclusive location within an established and leafy setting at the junction of Sands Lane and Main Street. The private road of Sands Lane serves a handful of individual homes of distinction, many worth over one million pounds. Elloughton lies approximately 13 miles to the west of Hull and has a number of shops and amenities plus a well reputed primary school. More extensive facilities are to be found in the neighbouring village of Brough. The area benefits from an excellent road/rail connections with convenient access available to A63/M62 motorway network and a mainline railway station at Brough.



## ENTRANCE HALL

Very spacious with tiled floor and oak staircase leading to the first floor.



## CLOAK/W.C.

Concealed flush W.C., wash hand basin with fitted cabinet, tiling to the walls and floor.



## LOUNGE

171" x 14'7" approx (52.12m x 4.45m approx)

A delightful room with two windows to the front elevation, tiled flooring and an inset contemporary fire to chimney breast with T.V. indent above.



## OPEN PLAN KITCHEN/DAY/DINING AREA

31'3" x 26'6" approx (9.53m x 8.08m approx)

Measurements to its extremes.

A fabulous room to the rear of the house with two sets of double doors opening out to the patio.





## KITCHEN AREA



## DAY AREA



## UTILITY ROOM

11'0" x 7'5" approx (3.35m x 2.26m approx)



## FIRST FLOOR

### LANDING

Further staircase up to the second floor.

### BEDROOM 2

15'7" x 19'0" approx (4.75m x 5.79m approx)

Window to rear, deep store cupboard situated off.



## EN-SUITE

With suite comprising low level W.C., wash hand basin and cabinet, shower area with glazes partition, tiling to the walls and floor.



## BEDROOM 3

14'7" x 10'4" (4.45m x 3.15m)

With two windows to the front elevation.



## EN-SUITE

With wash hand basin, concealed flush W.C., shower area with glazed partition, designer tiling to the walls and floor, heated towel rail.



## BEDROOM 4

15'5" x 11'0" approx (4.70m x 3.35m approx)  
With two windows to the rear elevation.



## BEDROOM 5/STUDY

13'7" x 12'5" approx (4.14m x 3.78m approx)  
With two windows to front elevation.



## BATHROOM

A striking bathroom featuring a freestanding oval bath and tap stand, low level W.C., wash hand basin in fitted cabinet, shower area with glazed partition, tiling to the floors and wall, heated towel rail.



## SECOND FLOOR

### LANDING

With large store cupboard off.

### BEDROOM 1

23'0" x 17'7" approx (7.01m x 5.36m approx)

Window to front elevation, two Velux windows.



## EN-SUITE

With concealed flush W.C., wash hand basin in cabinet, shower enclosure, tiling to the walls and floor, heated towel rail.



## REAR GARDEN



## REAR VIEW



## DRIVE



## SITE PLAN



## CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

## TENURE

Freehold

## COUNCIL TAX BAND

A Council Tax rating has yet to be allocated by East Riding of Yorkshire Council.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

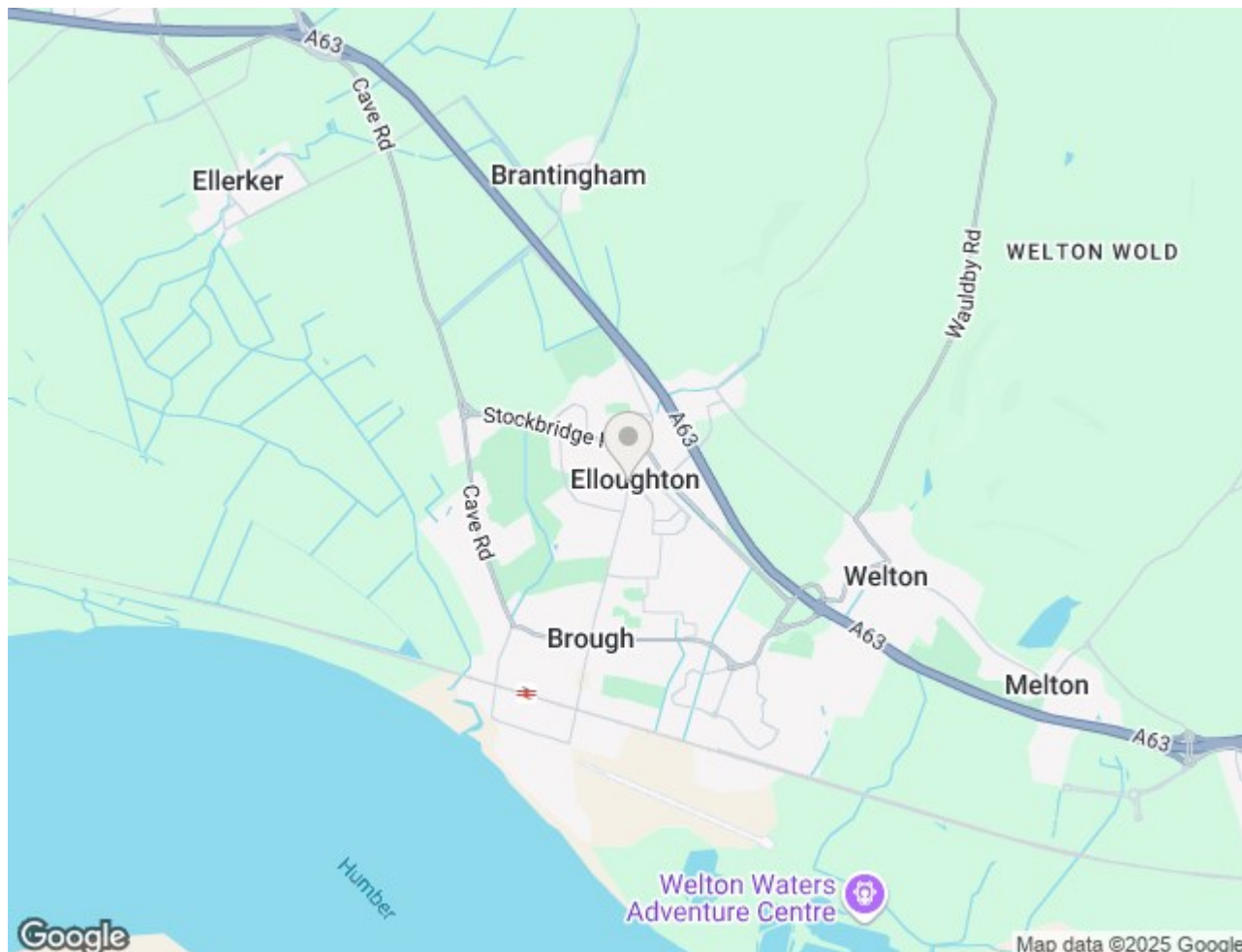
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

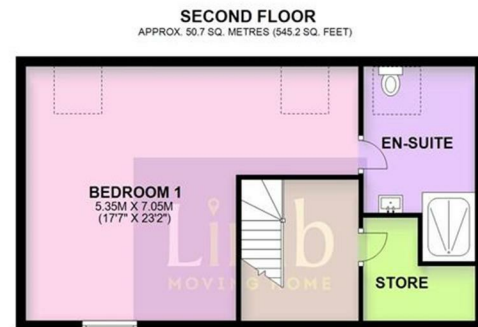
## PHOTOGRAPH DISCLAIMER

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. 260.6 SQ. METRES (2804.9 SQ. FEET)  
1A MAIN STREET

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (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>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (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>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |