

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



47 Welton Low Road, Elloughton, East Yorkshire, HU15 1HR

- 📍 Modern Detached House
- 📍 Beautifully Appointed
- 📍 4 Bedrooms
- 📍 Council Tax Band = E
- 📍 Open Plan Living Kitchen
- 📍 Parking & Garage
- 📍 EV Charger
- 📍 Freehold/EPC = B

£365,000

INTRODUCTION

Welcome to your dream home! Nestled in a prime location, this beautifully appointed, modern 4-bedroom detached property has been designed to offer an exceptional standard of contemporary living. The home features a light and airy open-plan living kitchen that stretches across the entire rear of the house, perfect for family gatherings and entertaining.

As you enter, you'll be welcomed by a stylish lounge that offers a cozy retreat, together with a dedicated study ideal for those who work from home. There is a practical utility room and downstairs cloakroom/WC.

Upstairs, the property boasts four generously sized bedrooms, including a luxurious main suite complete with a modern en-suite. A separate, contemporary house bathroom serves the remaining bedrooms.

The property offers ample parking to the front, and the side driveway leads to a single garage fitted with an EV charging unit. Gardens extend both to the front and rear, providing plenty of space for outdoor relaxation and play. This is a home where elegance meets functionality, offering an exceptional opportunity to enjoy the very best of modern living.

LOCATION

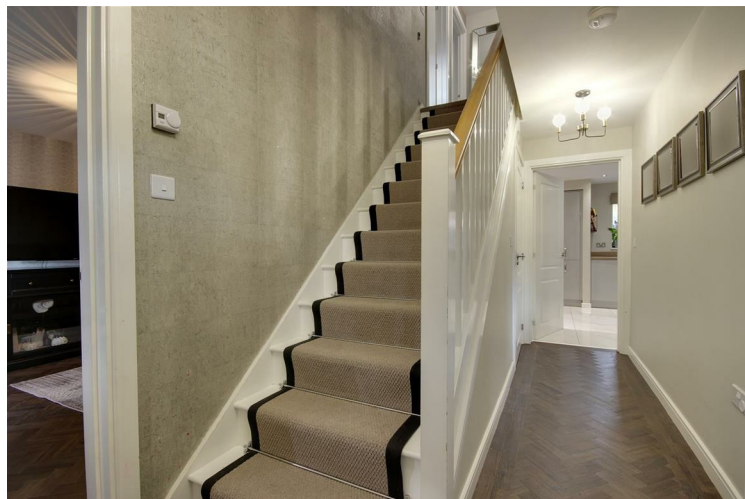
The property fronts onto Welton Low Road, forming part of a recent and very popular modern development on the fringe of this popular west Hull village. Located approximately 10 miles to the west of Hull, Elloughton has a wide range of local amenities which together with the adjacent village of Brough provides all the amenities you are likely to need. Elloughton has a well reputed junior school and lies within the catchment area for South Hunsley School, regularly featuring highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. A mainline railway station is located in Brough which has a regular service to the surround area and to London Kings Cross. The property lies on a main bus route. Humberside Airport lies approximately 30 minutes driving time away. Other amenities include Brough Golf Course, Ionians Rugby Club and Sports Centre, walking on the Wolds Way and many other recreational facilities plus various supermarkets and shops.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With attractive LVT floorings, stairs leading up to the first floor.



CLOAKS/W.C.

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

LOUNGE

17'3" x 11'3" approx (5.26m x 3.43m approx)
With window to front elevation, attractive LVT flooring.



STUDY

8'1" x 7'0" approx (2.46m x 2.13m approx)
Fitted cupboards to one wall, attractive LVT flooring, window to front elevation.



LIVING/DINING/KITCHEN

26'0" x 11'0" approx (7.92m x 3.35m approx)
Stretching across the rear of the house, this superb open plan space provides plenty of versatility and functionality. A window overlooks the rear garden and double doors provide access out. The kitchen area has a range of fitted base and wall mounted units, work surfaces, integrated oven, four ring gas hob with stainless steel splash back and extractor hood above, dishwasher, fridge freezer. There is a one and a half sink and drainer with instant hot water tap, beautiful tiling to the floor.





UTILITY ROOM

7'0" x 5'2" approx (2.13m x 1.57m approx)

With fitted units, work surfaces, sink and drainer, plumbing for automatic washing machine and space for dryer, tiling to the floor, external access door to side.



FIRST FLOOR

LANDING

BEDROOM 1

19'0" x 12'5" approx (5.79m x 3.78m approx)

With fitted wardrobes, window to front elevation.



EN-SUITE SHOWER ROOM

With large shower cubicle having a rainhead and handheld shower system, low level W.C., wash and basin, tiled surround and floor.



BEDROOM 2

12'6" x 10'4" approx (3.81m x 3.15m approx)

With two windows to front elevation, wardrobe.



BEDROOM 3

11'1" x 9'6" approx (3.38m x 2.90m approx)
With fitted wardrobe, window to rear elevation.



BEDROOM 4

10'0" x 8'5" approx (3.05m x 2.57m approx)
Window to rear elevation.



BATHROOM

With stylish suite comprising low level W.C, wash hand basin and bath with shower over and screen tiled surround and floor.



OUTSIDE

The property is screened from Welton Low Road by a mature hedge. A driveway turns in front of the house and onwards to one side, leading up to the garage providing good parking facilities. There is also an EV charging point. A single garage has an up and over access door. To the rear lies a lawned garden.



TENURE

Freehold

COUNCIL TAX BAND

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

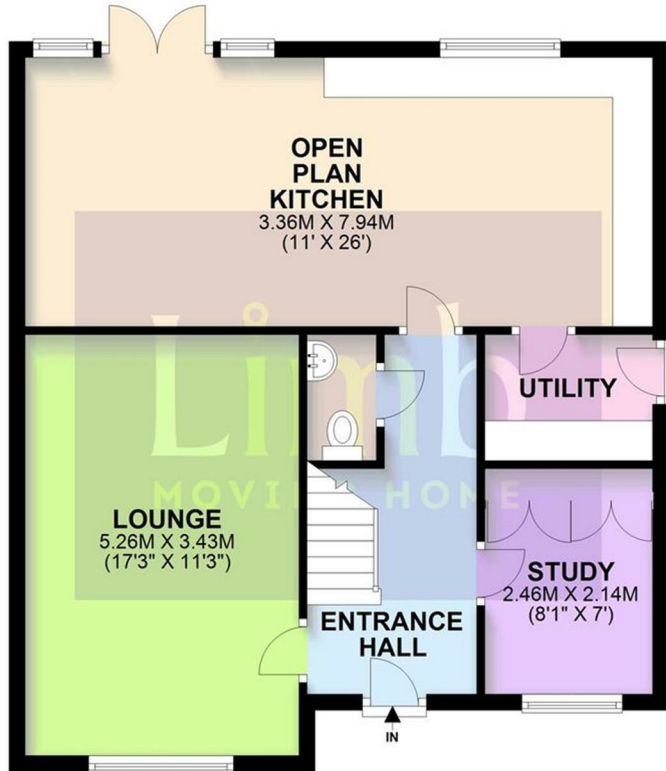
VALUATION SERVICE

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. 65.1 SQ. METRES (701.1 SQ. FEET)




FIRST FLOOR

APPROX. 65.3 SQ. METRES (702.8 SQ. FEET)



TOTAL AREA: APPROX. 130.4 SQ. METRES (1403.9 SQ. FEET)
47 WELTON LOW ROAD, ELLOUGHTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 (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	