

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*8 Hunter Road, Elloughton, East Yorkshire, HU15 1LB*

- 📍 Detached Bungalow
- 📍 Refurbishment Potential
- 📍 Three Bedrooms
- 📍 Council Tax Band = D
- 📍 Lounge/Diner
- 📍 Driveway & Garage
- 📍 Corner Plot
- 📍 Freehold / EPC = A

**£249,950**

## INTRODUCTION

Enjoying a generous corner plot, this detached bungalow presents a blank canvas brimming with potential. Surrounded by gardens to the front, side, and rear, and featuring a driveway leading to a garage, this property offers a wonderful foundation for creating your dream home. The accommodation features a spacious entrance hall leading to the generous lounge/diner with direct access to the rear garden – imagine the possibilities for indoor-outdoor living! The bungalow also comprises a kitchen, three well-proportioned bedrooms, and a bathroom, all awaiting your personal touch and modern updates. The property has the benefit of gas fired central heating, solar panels and double glazing. Offered with the distinct advantage of no onward chain, this is a prime opportunity for those eager to embark on a refurbishment project and establish themselves in a sought-after location. Don't miss the chance to transform this bungalow into your dream home!

## LOCATION

The property is situated along Hunter Road at its junction with Lambert Avenue, Elloughton. Situated approximately 10 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley School which regularly features 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. Nearby, Brough railway station has regular services to Hull and London Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Spacious entrance hall with storage cupboard and airing cupboard. Loft access hatch with retractable ladder.



## LOUNGE/DINER

20'11" x 18'4" approx (6.38m x 5.59m approx)

With windows to side and rear elevations. French doors lead out to the rear garden.



## DINING AREA



## KITCHEN

9'1" x 8'5" approx (2.77m x 2.57m approx)

With fitted units, sink and drainer, cooker point, space for appliances, window and external access door to side.



## BEDROOM 1

13'10" x 9'9"=8" approx (4.22m x 2.97m=2.44m approx)

With built in wardrobe and window to front.



## BEDROOM 2

10'6" x 8'9" approx (3.20m x 2.67m approx)

With built in wardrobe and window to rear.



## BEDROOM 3

8'3" x 7'6" approx (2.51m x 2.29m approx)  
Built in wardrobe. Window to side elevation.



## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.  
Tiling to walls, window to side.





## OUTSIDE

The property enjoys a corner plot with a driveway providing excellent parking and leading up to the detached single garage. Lawned gardens extend to the front, side and rear with established shrubbery and trees with hedging and fencing to the perimeter



## SIDE GARDEN



## REAR VIEW



## SOLAR PANELS

Fitted solar panels are present on the property under a leasehold agreement, meaning they are not fully owned by the current vendor. Details of the lease can be provided upon request.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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. 78.4 sq. metres (844.2 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 sq. feet)  
8 Hunter Road, Elloughton

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>98</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 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 2002/91/EC	