

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*3 Linton, Elloughton, East Yorkshire, HU15 1FE*

- 📍 Detached
- 📍 Stunning Kitchen
- 📍 4 Beds
- 📍 Council Tax Band = F
- 📍 Study
- 📍 Lovely Gardens
- 📍 Double Garage
- 📍 Freehold / EPC = C

**£475,000**



## INTRODUCTION

We are delighted to offer for sale this very impressive modern detached house which stands to one corner of a popular residential cul-de-sac providing excellent parking and gardens which wrap around the front, side and rear elevations. Ideal for a family, the accommodation is well balanced and includes a superb living kitchen to the rear with contemporary fittings and high specification appliances. There is smart app controlled zoned electric underfloor heating to the majority of the ground floor with app controlled gas central heating in the lounge, utility and first floor. The accommodation briefly comprises an entrance hall, cloaks/WC, study, spacious lounge, living kitchen plus a good sized utility room. Upon the first floor are four good bedrooms, all with wardrobes or built in shelving units, modern bathroom and an attractive en-suite to bedroom 1.

The property is approached across a driveway affording multiple parking and gives access to the detached double garage. A lawned garden extends to the front and there is a side garden area with attractive shrubbery. To the rear there is an attractive contemporary garden with paved patio, shaped lawn and feature rendered contoured wall. There is also an EV charger installed.

## LOCATION

Situated approximately 11 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. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

Tiling to the floor with zoned underfloor heating. Staircase leads up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor with zoned underfloor heating. Window to side.



## STUDY

11'10" x 8'6" approx (3.61m x 2.59m approx)  
Window to front elevation. Zoned underfloor heating.



## LOUNGE

17'4" x 12'0" approx (5.28m x 3.66m approx)

A large modern living room with feature fire surround flanked by modern panelling and housing a living flame gas fire. Bay window to front.



## LIVING KITCHEN

An open plan extended kitchen/diner and sitting room. Electric underfloor heating and dimmer LED spot lights fitted.







## KITCHEN

18'5" x 11'1" approx (5.61m x 3.38m approx)

Fitted with a range of contemporary units, quartz worksurfaces and a matching central island with breakfast bar peninsula. There is an array of high specification appliances including an oven, combination microwave oven, five ring gas hob with extractor above, one and a half sink and drainer with boiling hot water tap, dishwasher and space for an American style fridge freezer. (the dishwasher and extractor are both quiet appliances and therefore emit less noise). Zoned underfloor heating.



## LIVING / DINING AREA

19'8" x 11'11" approx (5.99m x 3.63m approx)

With tiled floor, zoned underfloor heating and double patio doors opening out to the rear garden. Electric Velux windows and blinds. Dimmer LED spot lights fitted.



## UTILITY

10'4" x 7'1" approx (3.15m x 2.16m approx)  
With fitted units, sink and drainer, plumbing for a washing machine, space for tumble dryer, tiled floor and external access door to rear. Wall mounted gas central heating boiler (fitted March 2025 with a 10 year warranty).



## FIRST FLOOR

### LANDING

With loft access hatch to part boarded loft with ladder. Window to side.

### BEDROOM 1

15'4" x 11'7" approx (4.67m x 3.53m approx)  
With fitted sliding door wardrobes and window to front.



## EN-SUITE

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls, window to side.



## BEDROOM 2

10'7" x 9'3" approx (3.23m x 2.82m approx)  
With built in shelving unit and window to rear.



## BEDROOM 3

14'3" x 8'6" approx (4.34m x 2.59m approx)  
With built in wardrobes and windows to front.





## BEDROOM 4

10'9" x 9'2" approx (3.28m x 2.79m approx)  
With built in shelving and window to rear.



## BATHROOM

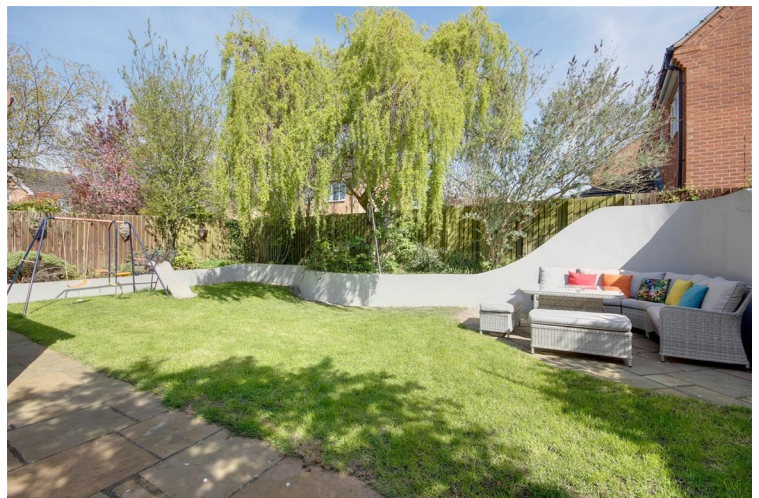
With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls, window to rear.



## OUTSIDE

The property occupies a corner style plot with an approach driveway providing excellent parking and access to the double garage. A lawned garden extends to the front with a further attractive garden to the side of the garage. There is also an EV charger installed.

The rear garden incorporates paved patios, shaped lawn and a contoured rendered feature wall. External power outlet, external water tap and a covered storage area to one side.







## SIDE GARDEN

There is green house, arbour, a fruit tree and access to an external power outlet.



## 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 F. 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.

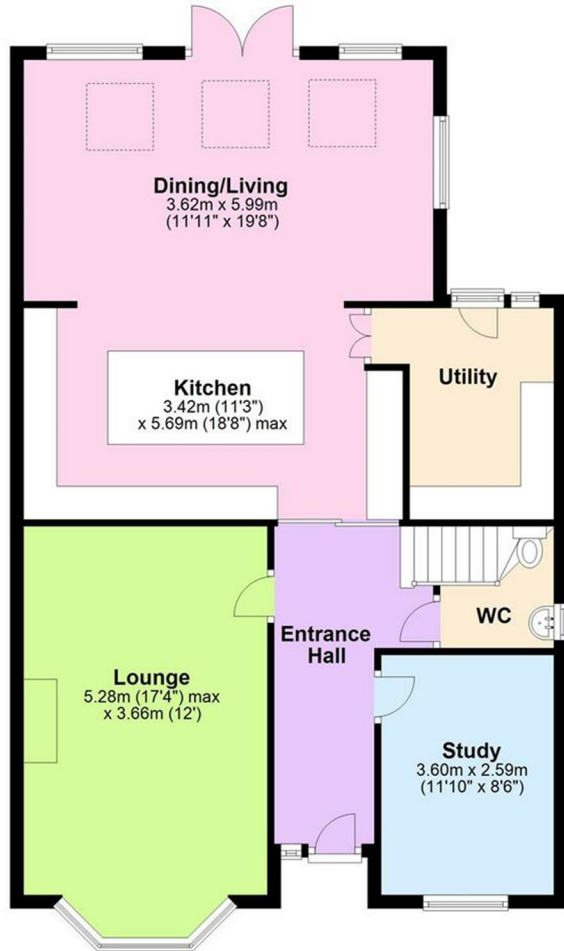
## VALUATION SERVICE

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.



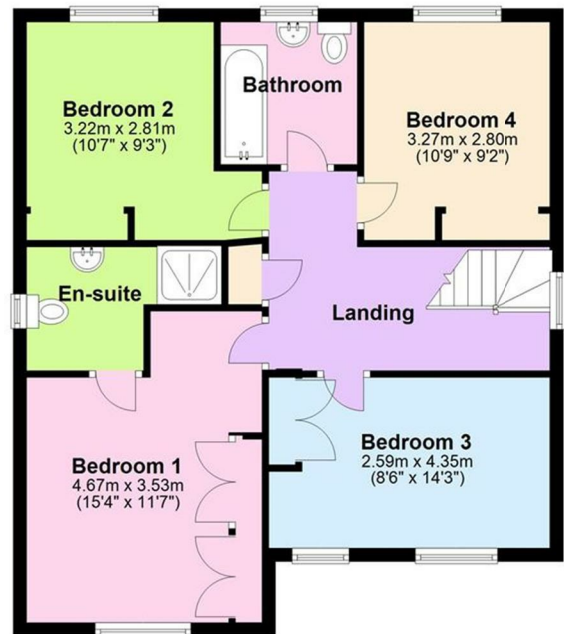
## Ground Floor

Approx. 91.8 sq. metres (988.6 sq. feet)



## First Floor


Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 157.9 sq. metres (1700.0 sq. feet)



## 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 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	