

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*1 Manor Drive, Elloughton, East Yorkshire, HU15 1JA*

- 📍 Detached House
- 📍 Smartly Presented
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = D

- 📍 2 Reception Rooms
- 📍 Further Potential
- 📍 Popular Location
- 📍 Freehold/EPC = D

**£315,000**

## INTRODUCTION

Situated in a very popular location, close to the village centre is this individual detached house. Smartly presented and spacious accommodation briefly comprises an entrance hallway with cloaks/W.C. off, large lounge, rear dining room and a kitchen. Upon the first floor are three good bedrooms and a shower room. Gas fired central heating to radiators and uPVC double glazing is installed together with solar panelled fitted to the roof. The property occupies a good sized plot with gardens to front and rear and a side drive leads to an extended garage.

## LOCATION

The property stands in an extremely popular location with Manor Drive accessed from Welton Low Road close to the village centre. 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 and attractions 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

With stairs to first floor off and cupboard beneath.



### CLOAKS/W.C.

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



## LOUNGE

17'9" x 11'3" approx (5.41m x 3.43m approx)

Bow window to front elevation, feature fire surround, marble hearth and backplate housing a "living flame" gas fire. Concertina doors opening through to dining room.



## DINING ROOM

11'3" x 11'1" approx (3.43m x 3.38m approx)

Window to rear elevation.



## KITCHEN

13'0" x 7'8" approx (3.96m x 2.34m approx)

Having a range of fitted base and wall units, roll top work surfaces, sink and drainer integrated double oven, four ring gas hob, plumbing for automatic washing machine, wall mounted Ideal gas fired central heating boiler. Window to side, external access door to rear.



## FIRST FLOOR

### LANDING

Window to side elevation.

### BEDROOM 1

13'0" x 11'3" approx (3.96m x 3.43m approx)

Window to front, wardrobes and drawers.



## BEDROOM 2

12'10" x 11'4" approx (3.91m x 3.45m approx)  
Window to rear elevation, wardrobes.



## BEDROOM 3

7'9" x 9'4" approx (2.36m x 2.84m approx)  
Window to rear elevation.



## SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle.





## OUTSIDE

The property occupies a good sized plot with lawned garden to the front adjacent to which a side drive provides plenty of parking and access to the extended garage. To the rear there is a further lawned garden.



## 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 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

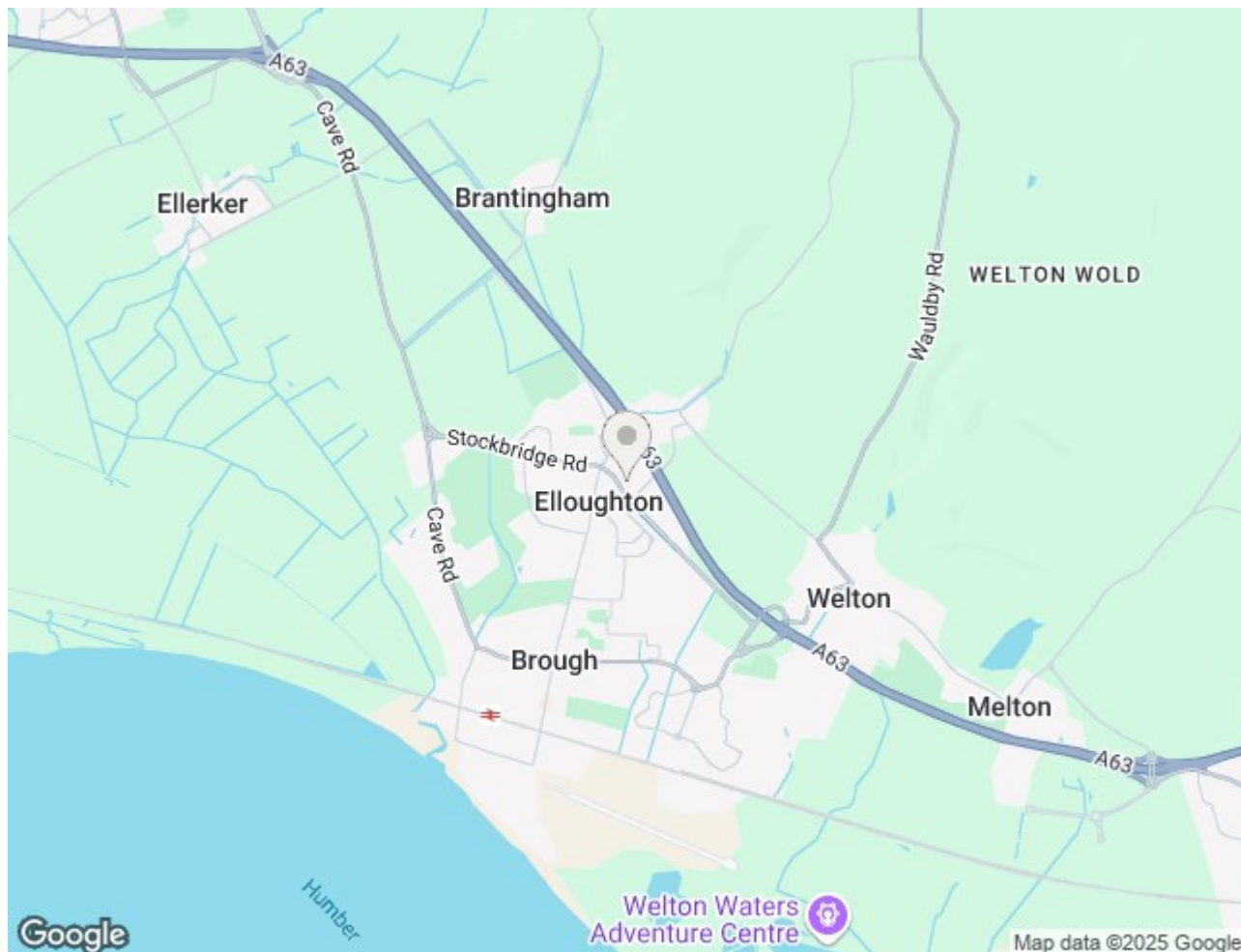
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

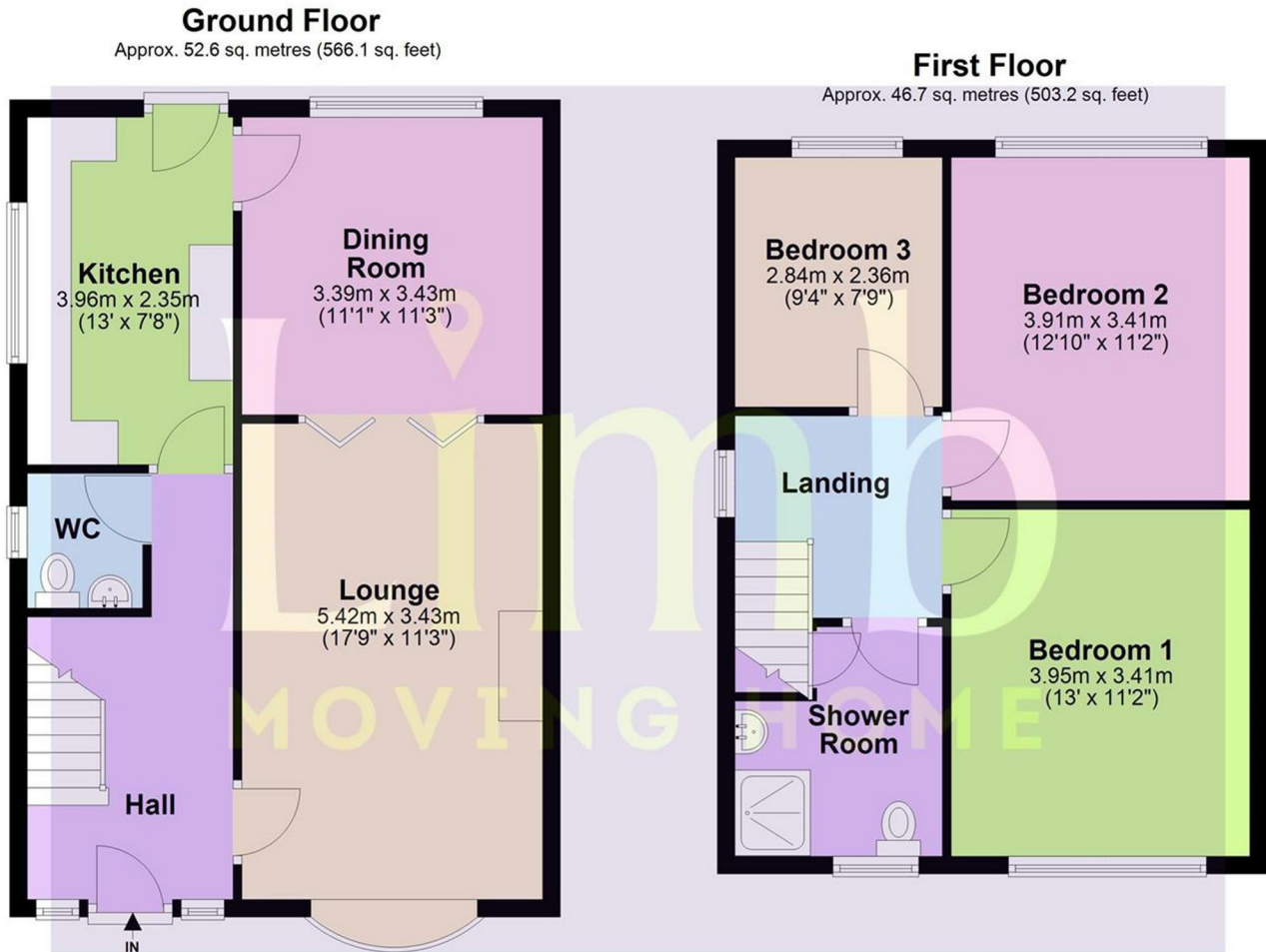
## PHOTOGRAPH DISCLAIMER

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.






Total area: approx. 99.3 sq. metres (1069.3 sq. feet)  
**1 Manor Drive**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	