

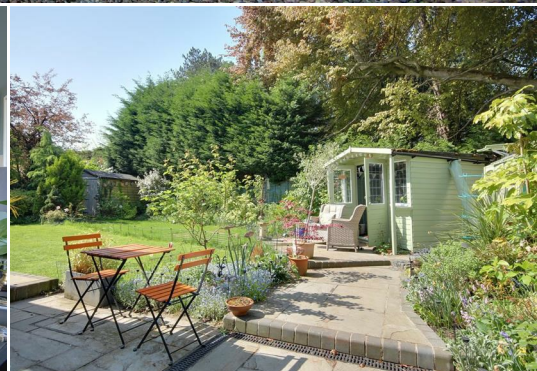
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*6 Welton Low Road, Elloughton, East Yorkshire, HU15 1HR*

- 📍 Detached House
- 📍 Desirable Location
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = F
- 📍 Superb Kitchen
- 📍 Double Garage
- 📍 Garden
- 📍 Freehold/EPC = C

**£635,000**



## INTRODUCTION

Standing in a highly desirable location close to the village centre is this stunning detached house featuring a superb open plan living kitchen to the rear. The property is well set back from the road and has a twin driveway providing excellent parking and access to the double garage. The immaculately presented accommodation has been significantly enhanced by the current owners and affords the luxuries of modern living. The accommodation is depicted on the attached floorplan and briefly comprises a large hallway, cloaks/WC, formal lounge, snug and the stunning open plan living kitchen which has light flooding in and provides access out to the garden. There is also a utility and stud/studio. Upon the first floor, the property was originally designed with four bedrooms however, the current owners have converted the fourth bedroom into a fitted dressing room which could be returned by an incoming purchaser is preferred. The main bedroom has the additional benefit of a luxurious ensuite bathroom and there is a stylish separate family bathroom. The accommodation has uPVC double glazing and gas fired central heating to radiators and underfloor heating in the kitchen. The southerly facing rear garden is a delight with its lawn framed by well stocked borders and patio areas to enjoy the sun throughout the day, together with a summerhouse and two sheds. Established borders provide much seclusion.



## LOCATION

The property fronts onto Welton Low Road, close to the village centre. Located approximately 10 miles to the west of Hull, Elloughton has a wide range of local facilities 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 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. A main line railway station is located in Brough which has a regular service to the surrounding area including to London Kings Cross. 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 supermarkets and various shops.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A spacious hallway with a turning staircase leading to the first floor off.



### CLOAKS/WC

With low level WC and wash hand basin with cabinet beneath, tiling to the floor.

### LOUNGE

22'1" x 12'0" approx (6.73m x 3.66m approx)  
With window to front elevation and picture window to the rear.  
Chimney breast with inset log burner, beautiful hardwood flooring.





## SNUG

11'8" x 10'4" approx (3.56m x 3.15m approx)  
With window to front elevation.



## LIVING KITCHEN

25'4" x 19'8" approx (7.72m x 5.99m approx)  
An outstanding open plan living kitchen lies to the rear with sliding doors opening out to the garden and light also flooding in through a ceiling lantern light. A part vaulted roof line creates volume to the room. The kitchen features an extensive range of contemporary units and grand island complete with beautiful quartz work surfaces and a breakfast bar peninsular. There is an undercounter one and a half sink with mixer/instant hot water tap. Other appliances include a Neff oven and grill/oven/microwave, four ring hob plus wok burner and extractor hood above, wine cooler, dishwasher and housing for an American style fridge freezer. There is also underfloor heating.





### UTILITY

With fitted units, plumbing for automatic washing machine and space for dryer, door out to the rear. Internal door into garage.

### STUDIO/STUDY

11'10" x 9'0" approx (3.61m x 2.74m approx)

Currently used as a studio. There is a sink and drainer, gas fired central heating boiler and window to rear elevation.

### FIRST FLOOR

### GALLERIED LANDING

Window to front elevation. Cylinder cupboard situated off.

## BEDROOM 1

12'0" x 11'5" approx (3.66m x 3.48m approx)  
Window to front elevation.



## ENSUITE SHOWER ROOM

A stunning en-suite with a Grohe concealed flush WC, wash hand basin with cabinet and a walk in shower area with glazed partition and a rainhead and handheld shower system. There is tiling to the floor and walls and a heated towel rail. Underfloor electric heating, heated mirror and boiler powered towel radiator.





## DRESSING ROOM/EX BED 4

10'0" x 9'2" approx (3.05m x 2.79m approx)  
(measurement wall to wall).

Having wardrobes running to two walls, window to rear elevation. Originally designed as a fourth bedroom, it could be returned to such by an incoming purchaser. There are doorways to both bedroom 1 and the landing.



## BEDROOM 2

11'5" x 10'5" approx (3.48m x 3.18m approx)  
Window to front elevation.



## BEDROOM 3

10'0" x 7'1" approx (3.05m x 2.16m approx)  
Window to rear elevation.



### *SHOWER ROOM*

With contemporary suite comprising a Grohe concealed flush WC, wash hand basin upon a plinth, "walk in" shower area with rainhead and handheld shower system, glazed partition. Limestone tiled flooring and walls, heated towel rail. Underfloor electric heating, heated mirror and shaving point.



### *OUTSIDE*

The property is accessed via a twin driveway which returns in front of the house and provides excellent parking and access to the double garage with electric up and over entry doors. There is lawned garden to the front with a number of raised growing beds. The delightful rear garden enjoys a southerly aspect and has paving surrounding the house and patio areas to enjoy the sun throughout the day, one complete with a summerhouse and two sheds. The lawn is framed by well stocked borders and the garden enjoys a high degree of privacy.



### *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*

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

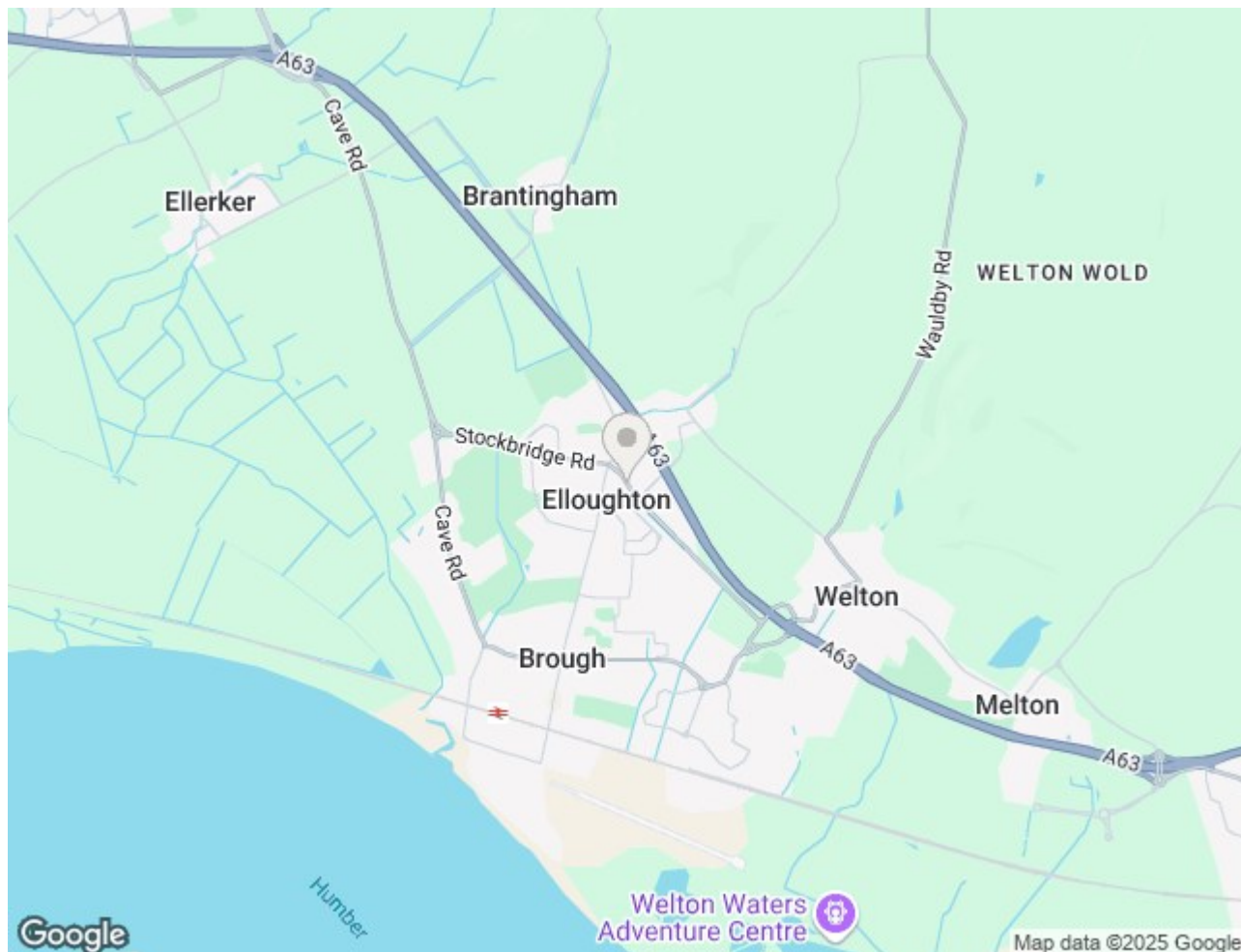
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 209.5 sq. metres (2255.1 sq. feet)  
6 Welton Low Road



## 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>	<b>70</b>	<b>80</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	