

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



*11 Chatsworth Drive, Elloughton, East Yorkshire, HU15 1LS*

- 📍 Modern Detached House
- 📍 Large Corner Plot
- 📍 Beautifully Landscaped Garden
- 📍 Council Tax Band = E
- 📍 Four Beds/Two Baths
- 📍 Modern Dining Kitchen
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

**£389,950**



## INTRODUCTION

Occupying an enviable larger than average corner plot within a modern residential development, this detached house presents an excellent opportunity for family buyers. The ground floor features a well-designed layout with porcelain tiled flooring extending from the entrance hall through to the cloaks/W.C., play room, kitchen, and utility, alongside a spacious lounge. The first floor provides four good-sized bedrooms, two benefiting from fitted wardrobes, served by an en-suite shower room and a family bathroom. The property is equipped with uPVC double glazing, gas central heating, and stylish plantation shutters to most windows.

Externally, the property boasts a larger than average, attractively landscaped rear garden with a substantial patio area, a sunny composite deck, and an artificial lawn. Lawned gardens to the front, a side driveway providing off-street parking, and a detached single garage complete this appealing package.



## LOCATION

Chatsworth Drive is located directly off Welton Low Road on the eastern fringe of 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, 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 regular 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, walking on the Wolds Way, supermarkets and various shops.

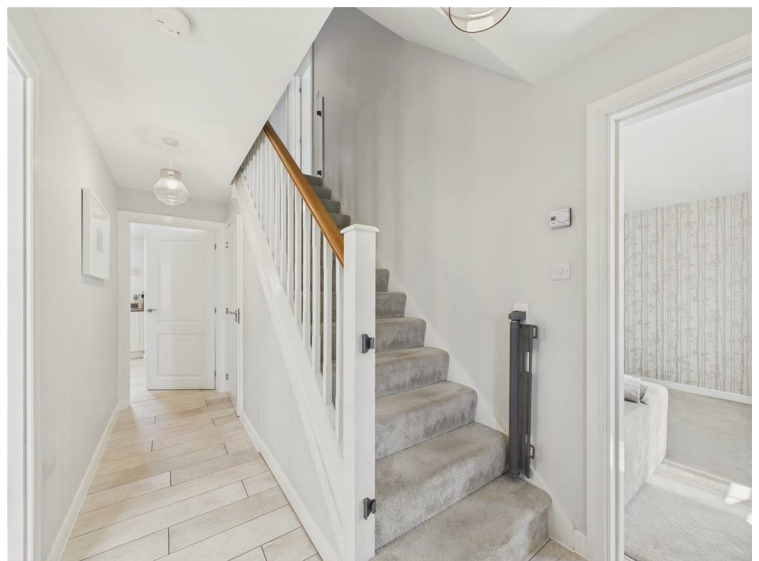
## ACCOMMODATION

The accommodation and room sizes are depicted on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With porcelain tiled floor and bespoke understairs storage plus a coat cupboard.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. porcelain tiled floor.

## LOUNGE

Window to the front elevation with plantation shutters.



## PLAY ROOM

Window to the front elevation with plantation shutters.



## DINING KITCHEN

Spanning the width of the property with French doors leading out to the beautifully landscaped rear garden. The kitchen enjoys a range of modern units with laminate worktops incorporating a one and a half bowl sink and drainer, oven, four ring gas hob with extractor above, integrated fridge/freezer and dishwasher. porcelain tiled floor, inset spot lights.







## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer. Porcelain tiled floor and external access door to side.

## FIRST FLOOR

## LANDING

With large cylinder/airing cupboard.

## BEDROOM 1

With bespoke fitted wardrobes and windows to the front elevation with plantation shutters.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, part tiling to walls and inset spot lights.



## BEDROOM 2

With two windows to the front elevation with plantation shutters. Storage cupboard.



## BEDROOM 3

With bespoke fitted wardrobes and window to the rear elevation with plantation shutters.



## BEDROOM 4

With window to the rear elevation.





## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Inset spot lights, tiled floor and window to rear.



## OUTSIDE

Externally, the property boasts a larger than average, attractively landscaped rear garden with a substantial patio area which extends to the side of the property, a composite deck ideally positioned to capture the sun throughout the day, and an artificial lawn. Lawned gardens to the front and a side driveway provides off-street parking and leads up to the detached single garage.





## REAR VIEW



## SERVICE CHARGES

There is a service charge for the maintenance of the estate which we have been informed is around £120 per annum.

## 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

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

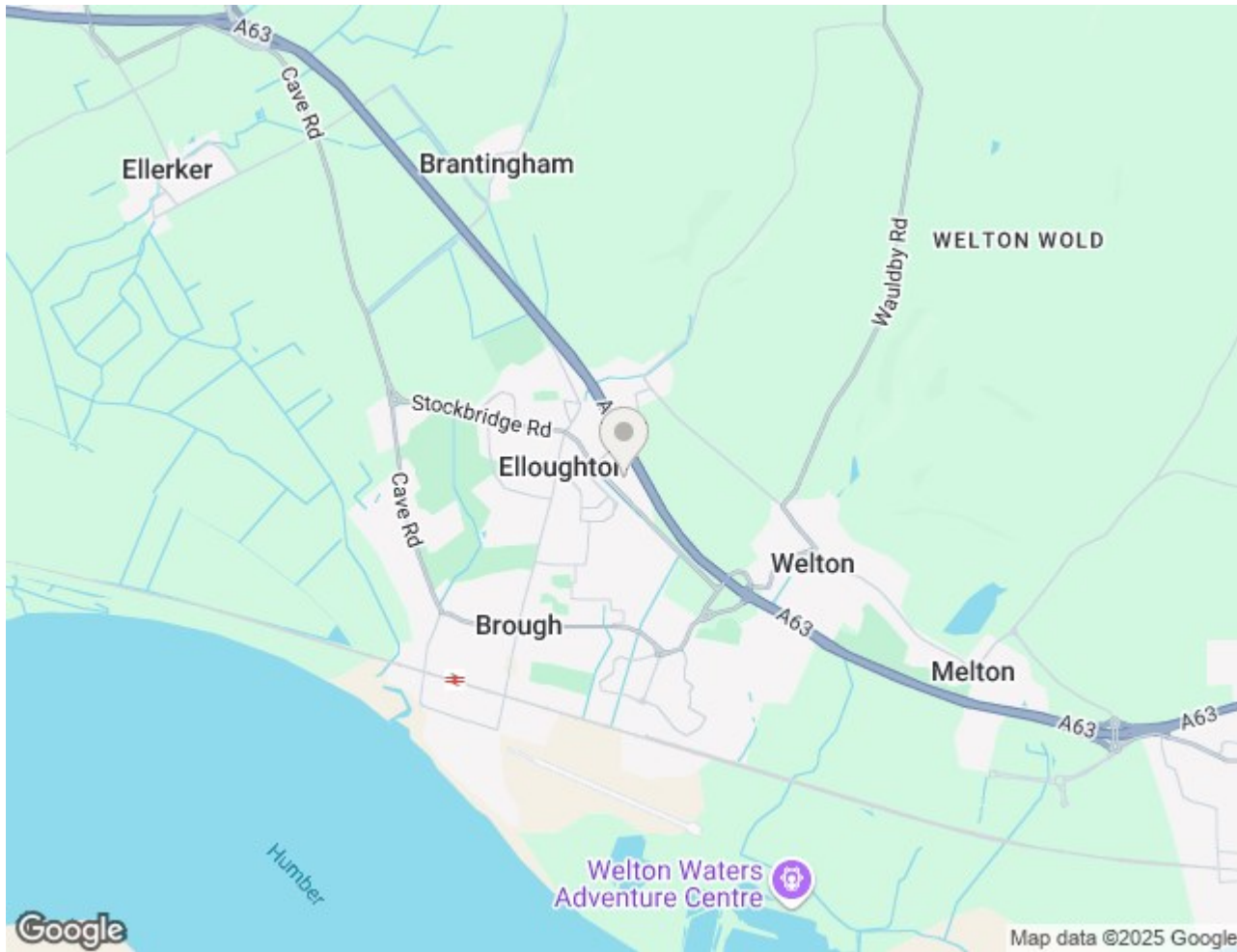
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

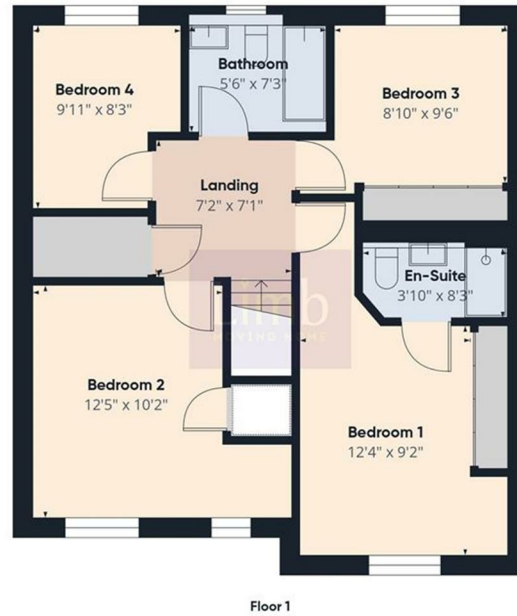
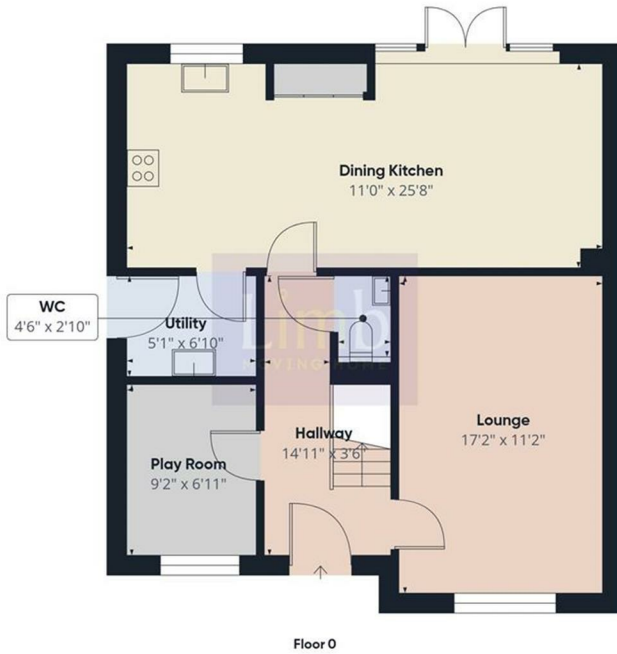
## PHOTOGRAPH DISCLAIMER

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.





Approximate total area<sup>(1)</sup>  
1296 ft<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

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