

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



*8 Elloughton Road, Brough, East Yorkshire, HU15 1AE*

- 📍 Detached Dormer Style House
- 📍 Four Beds/Three Baths
- 📍 Stylish Kitchen
- 📍 Council Tax Band = D
- 📍 Versatile Accommodation
- 📍 High Energy Efficiency
- 📍 Attractive Gardens
- 📍 Freehold / EPC = B

**£490,000**



## INTRODUCTION

After an attractive complete renovation and extension by the current owners, this immaculately presented dormer-style home is a testament to quality, offering extensive and versatile accommodation. Designed for flexible, contemporary living, the residence is equipped with high efficiency features including gas central heating, uPVC double glazing, solar panels, and an MVHR ventilation system. The main floor features an attractive lounge and a stylish living kitchen with a central island, complemented by a dedicated utility room. Crucially, the ground floor includes a complete suite—a bedroom with an en-suite bathroom—alongside a further bedroom or reception room and a modern shower room, making it ideal for multi-generational living or single-floor convenience. The first floor hosts the luxurious main bedroom suite with seating area, fitted wardrobes and an en-suite shower room, plus a flexible fourth bedroom or study that accesses a large storage space—perfect for use as a playroom or, even, conversion into additional accommodation, subject to planning. Externally, the property is secured by automated gates leading to an extensive parking forecourt, complete with a feature pond, while the rear garden offers a single detached garage, a neat lawn, patio area, and vegetable planters. This property provides a superb blend of space, and modern efficiency. Within a quarter mile radius of the property, you have the local medical centre, library, two supermarkets, bars, restaurants and takeaways. Just beyond that you have the railway station and there are bus stops in both directions on the road nearby.

## LOCATION

Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.



## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Steps and a ramp, for older or younger users, provide access to a covered outer porch leading to the composite residential entrance door to:

## ENTRANCE PORCH

Both outer and inner porch doors open to full width if necessary.



## ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor and with a large storage cupboard under.





## LOUNGE

Comfortably heated with skirting board radiators all round and a decorative gas fire, with window to side and acoustic double-glazed bay window to the front elevation.



## LIVING KITCHEN

A stunning space with French doors leading out to the rear garden. The kitchen has a range of stylish shaker style base and wall units complemented by a large central island with Silestone worktop. There are a host of integrated appliances including an oven, combination microwave oven, two warming drawers, five ring gas hob, fridge/freezer, fridge and dishwasher. There is also a sink with drainer and waste disposal. There is ample space for dining and living. Additionally, there is an electric sun awning to the rear providing a shaded sitting area outside during the summer months.





## UTILITY ROOM

Providing external access to the side of the house, with fitted base and wall units, laminate worktops and incorporating a large sink. There is plumbing for two washing machines, with further space for a tumble drier and freezer.

The room also incorporates a plant room with the gas central heating boiler and hot water cylinder, along with the MVHR unit and solar panel inverter.

The MVHR system provides filtered continuous trickle ventilation throughout the house, with heat recovery and with boost when needed.

The solar panel inverter draws together the power from 14 south facing panels, generating an average of 3 MWh of electricity per year – more than the average household annual usage (source: OFGEM).

Behind the utility room door, there is a cupboard bringing together the network cabling and satellite TV installed to all habitable rooms. Fibre optic internet access is installed via conduit direct to the house with download speeds of up to 900MBps available.



## BEDROOM 4

With fitted wardrobe and acoustic double-glazed window to rear, this flexible space comfortably takes up to two single beds or a king-size bed. Skirting board radiators maximise the free wall space. Leading to:



## EN-SUITE BATHROOM

With suite comprising an L-shaped bath with shower over and screen, wash hand basin and low flush WC. Window to rear.



## BEDROOM 3

With fitted wardrobes and acoustic double-glazed patio doors to the front. Includes matching drawer unit and bedside cabinets. Adjoining:





## SHOWER ROOM

With suite comprising a shower enclosure and fitted cabinet with wash hand basin and low flush WC. Window to side.



## FIRST FLOOR

### LANDING

With Velux window to rear.

## BEDROOM 1

Fabulous space with fitted wardrobes, seating area and acoustic double-glazed window to front plus a Velux window.

With:





## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush WC. Velux window to rear.



## BEDROOM 2 / OFFICE

With two Velux windows to the rear and access to boarded full length under-eaves storage along the rear of the property. Currently set out for working from home but big enough to provide an additional double bedroom if desired.



## LARGE STORAGE

Accessed from bedroom 2, this substantial space provides easy-access storage (not available in most modern houses) or could be used as a playroom or converted into further accommodation since the structure is fully building regulations compliant. There is currently a radiator, Velux window and a heated airing cupboard.





## OUTSIDE

The property is set behind electric gates which open to an extensive parking forecourt with small pond and attractive raised planter with ramp and steps leading up to the front door.

Wrought iron gates lead to the side and give access to the rear and detached garage, which includes storage units plus electricity and water supplies. The rear garden is lawned with patio area, vegetable planters and fencing to the boundary.



## 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

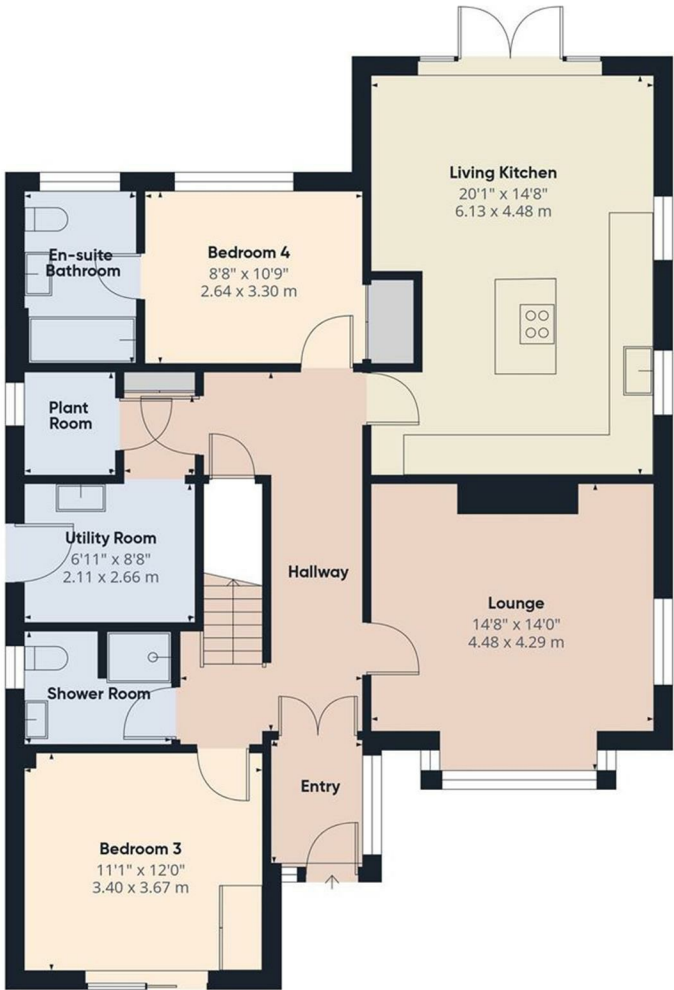
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *PROPERTY TO SELL?*

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.







Floor 0



Approximate total area<sup>®</sup>  
1111 ft<sup>2</sup>  
103.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



**Approximate total area<sup>m</sup>**  
637 ft<sup>2</sup>  
59.1 m<sup>2</sup>

**Reduced headroom**  
112 ft<sup>2</sup>  
10.4 m<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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	

81

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### 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	