

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*60 Hunter Road, Elloughton, East Yorkshire, HU15 1LG*

- 📍 Semi Detached
- 📍 Immaculate
- 📍 3 Bedrooms
- 📍 Council Tax Band = C

- 📍 Spacious Kitchen
- 📍 Attractive Gardens
- 📍 Convenient Location
- 📍 Freehold/EPC = D

**£209,950**



## INTRODUCTION

Immaculately presented inside and out! This three bedroomed semi detached house is ready to move straight into and ideal for those looking for a lovely home in a very convenient location. The accommodation is depicted on the attached floorplan and has the benefit of gas fired central heating to radiators and uPVC framed double glazing. The entrance hall provides access to the bathroom/W.C. and the 'L' shaped lounge diner with contemporary fire place and double doors leading out to a patio. There is also a good sized kitchen. Upon the first floor are three bedrooms. Outside, well tended lawned gardens extend to front and rear and a block set driveway provides ample parking and access to the garage. A very smart and attractive property.

## LOCATION

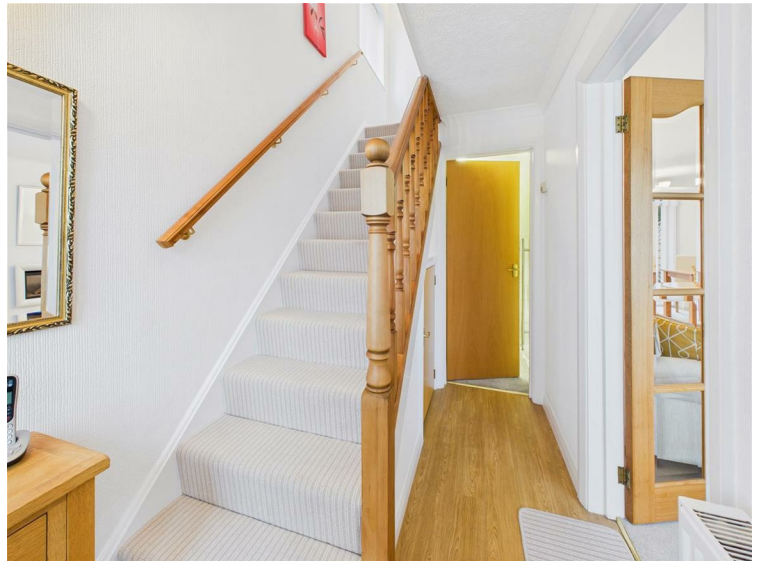
The property is situated along Hunter Road, accessed from Elloughton Road. Situated approximately 10 miles to the west of Hull, Elloughton and Brough has a wide range of local facilities and amenities which provide all you are likely to need. Both Elloughton and Brough have well reputed primary schools and lie 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 Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

## ACCOMMODATION

Residential entrance door with side window to:

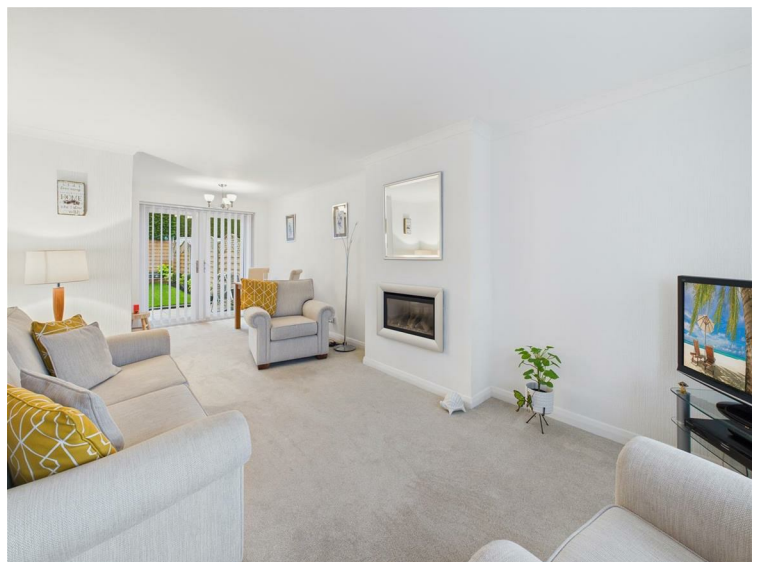
### ENTRANCE HALLWAY

A welcoming hallway with wood spindled balustrade leading up to the first floor, storage cupboard beneath.



## LIVING/DINING ROOM

An 'L' shaped room with bow window to front elevation, double doors out to a rear patio and a wall inset gas fired log effect contemporary fire to chimney breast.





## KITCHEN

A good sized kitchen with fitted base and wall mounted units to four walls. Features include a sink and drainer, integrated Neff oven, hob and extractor hood, fridge, freezer and concealed washing machine. Tiling to the floor, windows to side and rear elevations and an external door out to the driveway.





## FIRST FLOOR

### LANDING

Window to side elevation and access to roof void.

### BEDROOM 1

A spacious double bedroom with a range of fitted wardrobes running to one wall, large picture window to front and over stairs storage cupboard.





## BEDROOM 2

With fitted wardrobe and built in cupboard housing hot water tank.  
Window to rear elevation.



## BEDROOM 3

Window to rear elevation.



## BATHROOM

With modern white suite comprising panelled bath, fitted furniture with inset wash hand basin and concealed flush W.C., tiled surround, heated towel rail.



## OUTSIDE

The property has a beautifully attended lawned garden to the front and a block set driveway provides ample parking and access to the detached brick and pitched tiled roof garage with a power and light supply installed. The rear garden is again mainly lawned with planted shrubs to the borders. There is a paved patio area directly to the rear of the patio doors.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C 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*

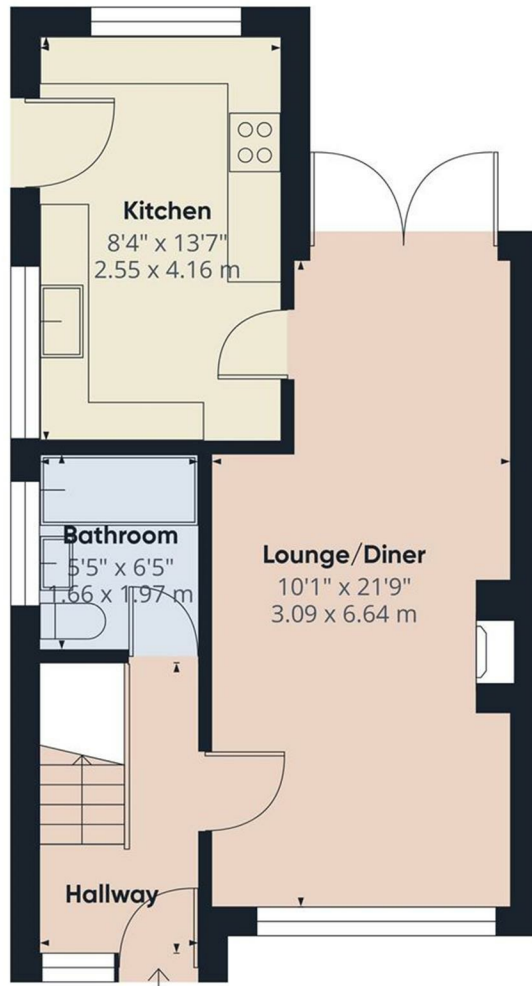
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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

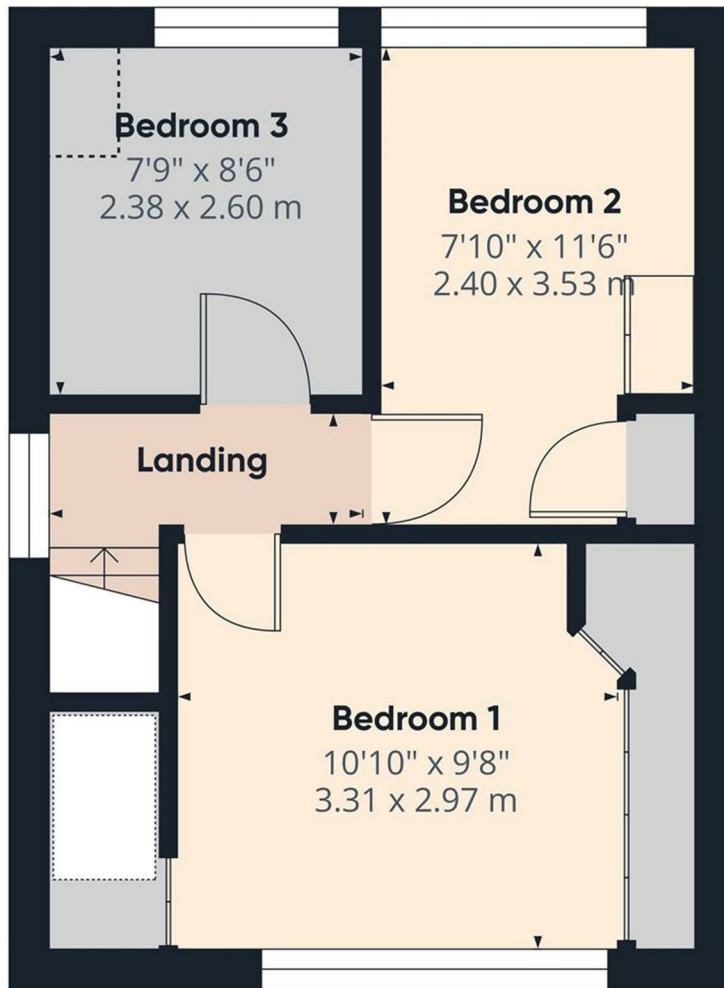


**Approximate total area<sup>m</sup>**  
413 ft<sup>2</sup>  
38.3 m<sup>2</sup>

(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>**

308 ft<sup>2</sup>  
28.6 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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	