

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



17 Elloughtonhorpe Way, Brough, East Yorkshire, HU15 1TJ

- 📍 Detached House
- 📍 Six Beds/Four Baths
- 📍 Breakfast Kitchen
- 📍 Council Tax Band = F
- 📍 Lounge & Dining Room
- 📍 Southerly Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

Offers Over £349,950

INTRODUCTION

This modern detached home offers generously proportioned accommodation providing up to six bedrooms which therefore provides a good range of flexibility and is ideal for family occupation. Situated close to Welton Primary School, the property enjoys a southerly facing rear aspect and the tastefully presented accommodation, as depicted on the attached floorplan, boasts Nest remote controlled central heating, double glazing and burglar alarm and briefly comprises entrance hall with cloaks/W.C., lounge, separate dining room and well equipped breakfast kitchen. At first floor level there are four bedrooms, two with en-suite facilities and a family bathroom. Upon the second floor there are two further sizeable bedrooms and a shower room.

An approach driveway provides good off street parking and leads to the single integral garage with up and over door and EV charging point

LOCATION

The property is situated on the southern side of Elloughtonthorpe Way close to Welton Primary School. 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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

16'1" x 10'8" approx (4.90m x 3.25m approx)

With feature fire surround housing a living flame gas fire. Window to front and double doors opening to the dining room.



DINING ROOM

10'9" x 10'2" approx (3.28m x 3.10m approx)

Double doors lead out to the rear garden.



BREAKFAST KITCHEN

14'10" x 10'1" approx (4.52m x 3.07m approx)

Having a range of fitted base and wall units with laminate work surfaces, one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob, fridge/freezer, plumbing for a washing machine, pantry cupboard external access door to side and window to rear. Ample space for a dining table and chairs.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

16'2" x 11'0" approx (4.93m x 3.35m approx)

With fitted wardrobes and windows to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, was hand basin and low flush W.C. Tiling to walls, window to side.



BEDROOM 2

11'2" x 10'1" approx (3.40m x 3.07m approx)
With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled walls, window to rear.



BEDROOM 3

9'5" x 8'4" approx (2.87m x 2.54m approx)
Window to rear.



BEDROOM 4

8'9" x 8'0" approx (2.67m x 2.44m approx)
Window to front.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled walls, window to side.



FIRST FLOOR

LANDING

BEDROOM 5

21'4" x 11'6" (maximum) approx (6.50m x 3.51 m (maximum) approx)
With built in eaves storage cupboards, window to front and Velux style window to rear.



BEDROOM 6

18'11" x 10'11" approx (5.77m x 3.33m approx)
Window to side and Velux style window to rear.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled walls and Velux style window to rear.



OUTSIDE

To the front of the property is a driveway providing good off street parking and leading to the single integral garage with up and over door and EV charging point. The rear garden enjoys a southerly aspect and is mainly laid to lawn.



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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

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.



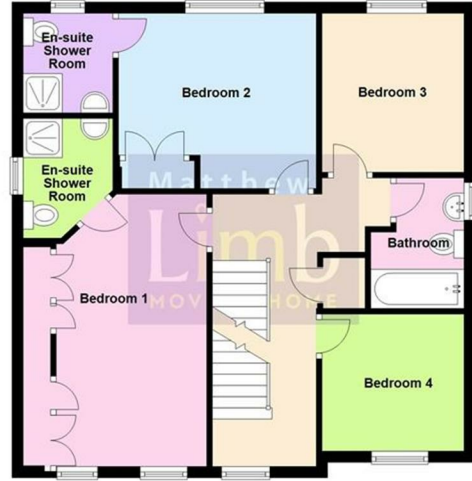
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



Second Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)

