



18, Lowerdale,  
Brough, Elloughton, HU15 1SD  
£350,000



## ABOUT THE PROPERTY

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Step into this welcoming and meticulously designed family retreat, nestled in the highly desirable village of Elloughton. With its deceptive spaciousness, this four-bedroom detached home is ideally located a short distance from local amenities and schools.

As you step through the entrance hall, you'll discover a warm and welcoming ambiance that sets the tone for the entire home. The ground floor unfolds to reveal a seamlessly connected living room, sleek open-plan kitchen and dining room — the true heart of the home. This transformation enhances the functionality and style of the living spaces. The addition of a utility room and cloakroom further adds to the practicality and organisation of the ground floor.

Ascend the stairs to discover three double bedrooms, a further single bedroom/office and the family bathroom. Where the master bedroom boasts the added luxury of an en-suite. Comfort and convenience are intricately woven into the very essence of this home.

Outside, each garden is low maintenance, forming a oasis for relaxation and play.

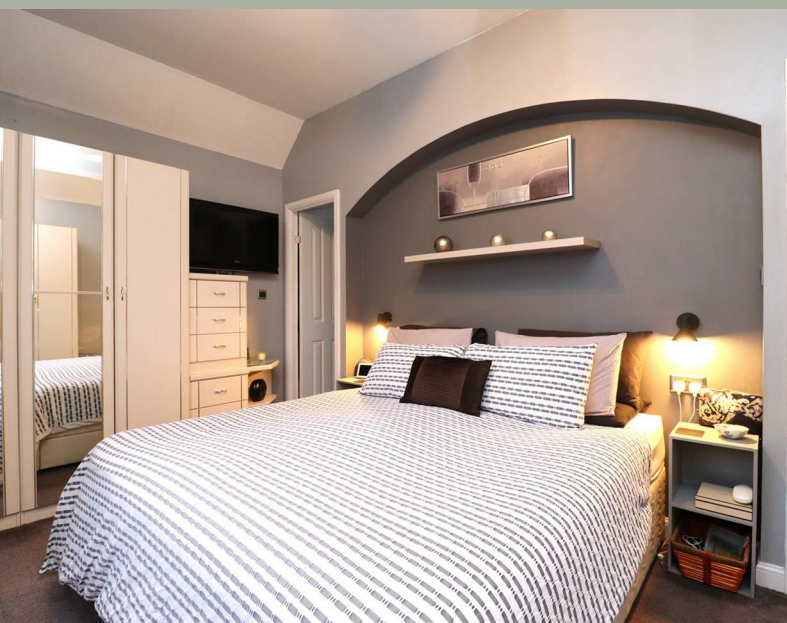
Contact us today to arrange your appointment to view.

East Riding of Yorkshire Council band - E

Tenure - Freehold

EPC rating - C







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East Riding of Yorkshire  
Band: E

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Display shelving, stairs to first floor and under stairs storage cupboard.

### LIVING ROOM

4.37 x 3.73 (14'4" x 12'2")

Large room to the front aspect with feature bay window. Coving to ceiling. Television point.

### OPEN PLAN KITCHEN

4.11 x 2.88 (13'5" x 9'5")

Fitted with dove grey matt wall and base units, slimline composite worktops with composite sink having built in drainboard and mixer tap over. Integrated fridge/freezer, dishwasher, induction hob with angled extractor hood, combi oven with built in microwave and additional oven. Kitchen island with additional storage and seating. Tiling to walls. Spot lighting and open plan to the...

### DINING ROOM

2.53 x 3.69 (8'3" x 12'1")

Good sized dining room with French doors to rear garden. Television point. Coving to ceiling.

### UTILITY

1.69 x 1.95 (5'6" x 6'4")

Fitted base units with worktop, incorporating stainless steel sink unit with drainer. Space and plumbing for washing machine. Wall mounted central heating boiler. Part tiling to walls. External door to side.

### CLOAKROOM

Low level WC, wash hand basin, privacy window to front aspect.

## FIRST FLOOR

### LANDING

Galleried landing with fitted storage cupboard and loft access.

### MASTER BEDROOM

4.42 x 2.84 (14'6" x 9'3")

Room of great proportions with a cathedral ceiling and wall mounted lighting. Access through to...

### ENSUITE

1.71 x 2.15 (5'7" x 7'0")

Vanity sink unit with storage underneath and above. Low level WC and fitted shower cubicle with mains fed shower. Part tiling to walls and tiling to floor.

### BEDROOM TWO

2.48 x 3.56 into recess (8'1" x 11'8" into recess)

Generous room to rear aspect.

### BEDROOM THREE

2.11 x 3.28 (6'11" x 10'9")

Further good sized room to rear aspect.

### BATHROOM

1.97 x 2.11 (6'5" x 6'11")

White three piece suite comprising low level WC, pedestal hand basin, panelled bath with shower over. Part tiling to walls.

### BEDROOM FOUR

2.35 x 2.45 (7'8" x 8'0")

To front elevation.

### EXTERNAL

The front of the property having driveway for multiple vehicles, laid to lawn area with shrubbery to boundary. Side access to rear garden.

The rear garden is a great size with timber fencing to boundaries. Paved patio areas. Personnel door to garage.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, electricity and drainage are connected to the property.

### APPLIANCES

No appliances have been tested by the agents.





**AGENTS NOTES**

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.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

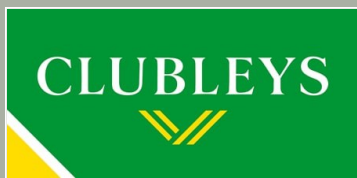
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough,  
 East Yorkshire, HU15 1BA  
 01482 662211  
 brough@clubleys.com  
 www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(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	

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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.