



42, Elloughton Road,
Brough, HU15 1AE
Offers Over £315,000



****Newly Available To The Market****

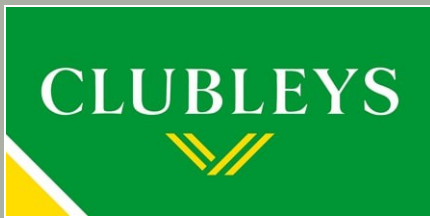
This stunning house offers a perfect blend of modern living and traditional character. The property boasts vastly extended open plan living & dining kitchen area - The bi-fold doors seamlessly connect the indoor space to the rear gardens, allowing for an abundance of natural light and a delightful view of the outdoor area.

Ground floor features a separate utility room and a convenient cloakroom with WC, ensuring practicality for everyday living. The inviting lounge, complete with a log-burning stove, provides a cosy retreat during the colder months.

As you ascend to the first floor, you will find three well-proportioned bedrooms, two of which are fitted and retain their original fireplaces, adding a touch of historical charm. The stylish shower room is modern and well-appointed, catering to the needs of the household. Additionally, the property benefits from a loft space that is currently mid-conversion, offering potential for further development and finish.

Outside, the gardens are a true highlight, featuring a decked seating area that provides a private oasis for relaxation and outdoor entertaining. The front of the property offers ample parking for up to six vehicles, making it ideal for families & hosting.

Must be viewed! Please call: 01482 662211 - Further details and photos to follow.



Tenure: Freehold
East Riding Of Yorkshire Council
BAND: B

ENTRANCE HALL

4.72m x 2.10m (15'5" x 6'10")

Front entrance door leading to the hallway, with stairs to the first floor accommodation and access to cloakroom/WC.

CLOAKROOM/WC

1.40m x 0.85m (4'7" x 2'9")

WC, wash hand basin, window to the side elevation.

LOUNGE

3.38m x 3.59m (11'1" x 11'9")

Curved bay window to the front, fireplace housing log burning stove with a feature wooden mantle over.

LIVING DINING KITCHEN

7.43m x 4.57m (24'4" x 14'11")

A fantastic open plan space perfect for entertaining and family time. Fitted kitchen with a range of shaker style wall and base units marble working surfaces and matching splashbacks. Double oven with induction hob and extractor hood over, microwave and dishwasher, The seating area benefits from built-in alcove storage and space for seating. to the rear the dining area has bi- folding doors leading into the garden.

UTILITY ROOM

3.44m x 2.22m (11'3" x 7'3")

Fitted with wall and base units, plumbing for washing machine and space for an American fridge freezer. There are access door to both front and rear of the property .

LANDING

2.92m x 1.88m (9'6" x 6'2")

There is a loft access with pull down ladder leading to a handy loft space which has been boarded, plastered and carpeted with heating, light and a window.

BEDROOM 1

3.38m x 3.23m (11'1" x 10'7")

Window to the front elevation, feature original cast iron fireplace and fitted wardrobes.

BEDROOM 2

3.65m x 2.92m (11'11" x 9'6")

Window to the rear elevation, two fitted wardrobes and original fireplace.

BEDROOM 3

2.16m x 2.07 (7'1" x 6'9")

Oriel window to the front,.

SHOWER ROOM

1.79m x 2.04m (5'10" x 6'8")

Window to the side elevation, large walk-in-shower with glazed screen and thermostatic shower, WC, vanity wash hand basin and tiled walls.

OUTSIDE

Set back from the road, the property enjoys a welcoming frontage with a block-paved driveway providing ample parking space. A gated entrance leads to a practical enclosed storage area.

To the rear, the garden has been beautifully landscaped to create a perfect space for relaxation and entertaining. It features a spacious composite decking area with raised planters, a tidy lawn, and a raised play zone complete with artificial turf.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

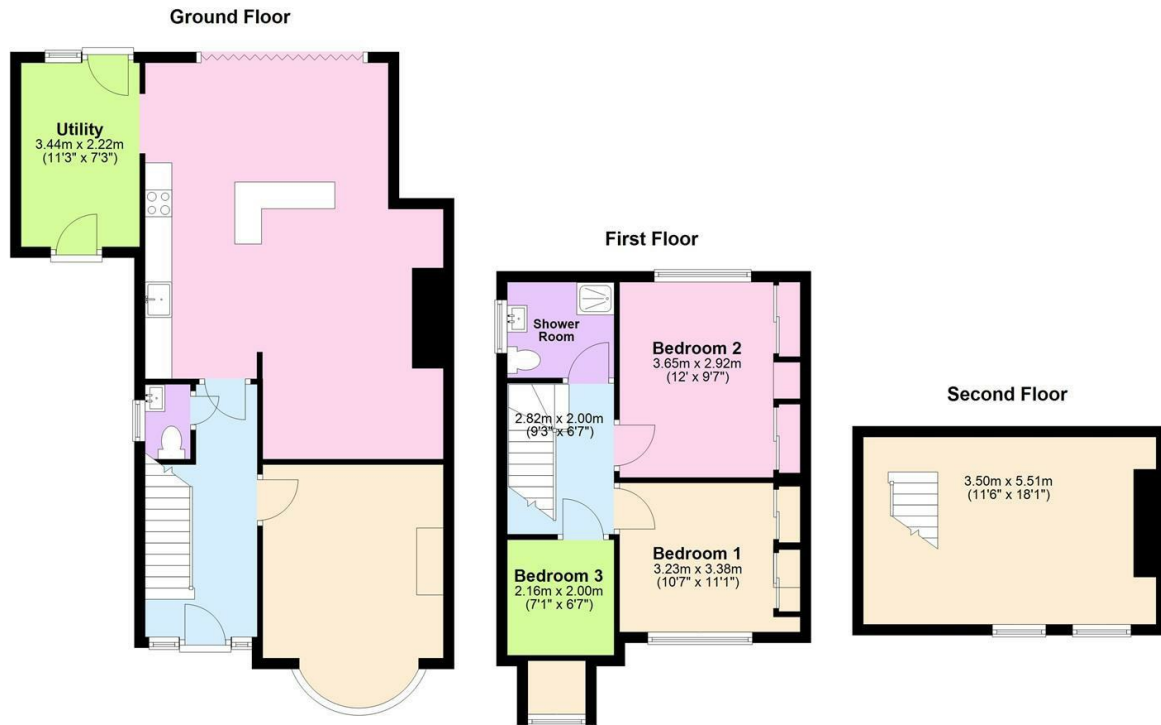
APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B





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

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.

MATERIAL INFORMATION

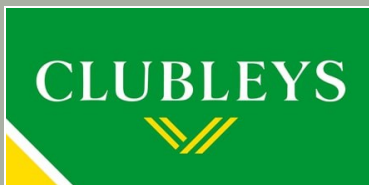
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.