



49
Elloughton Road | Brough | HU15 1AP

£840,000

Links House Eloughton Road Brough

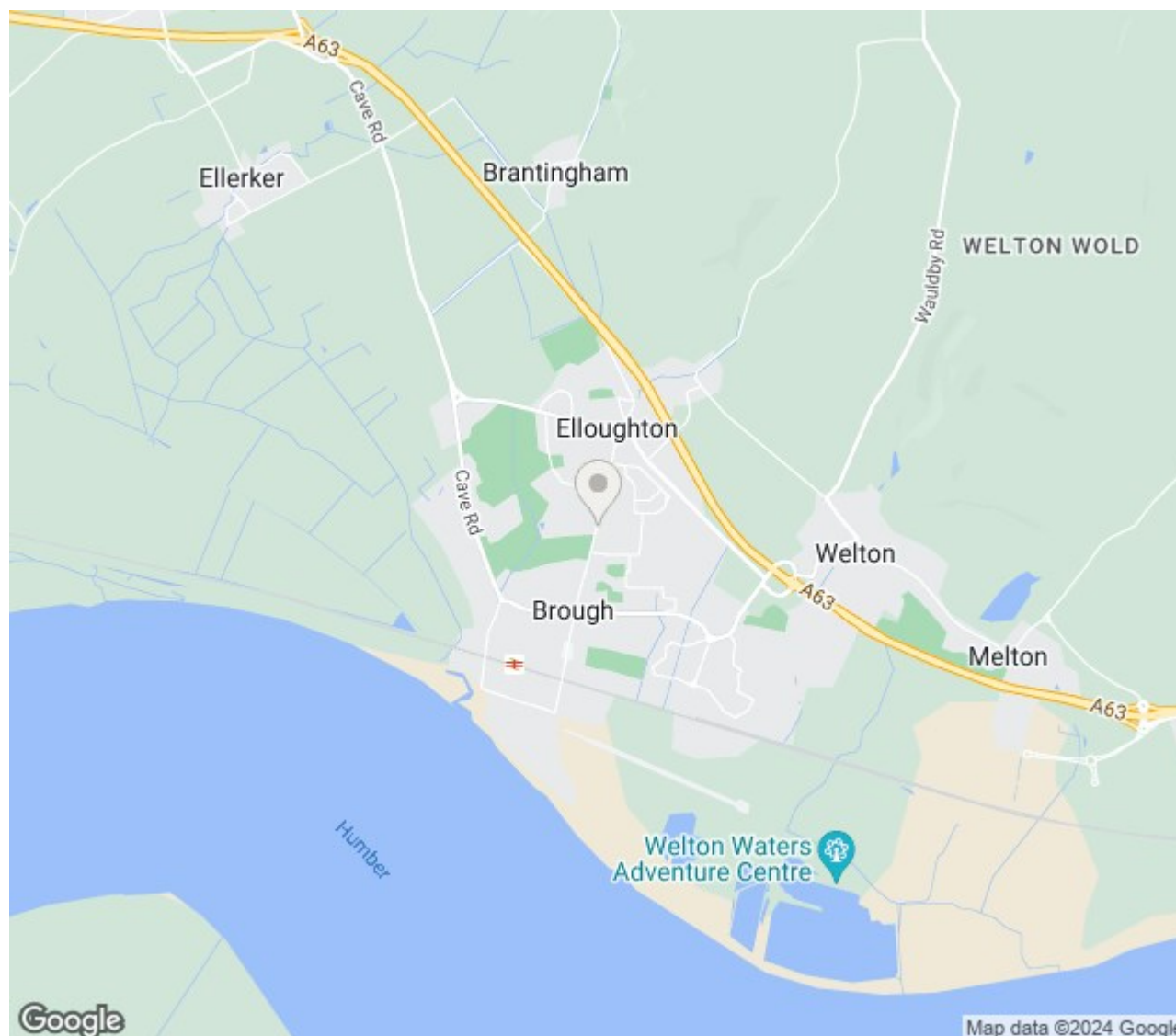
Nestled in a prestigious location beside Brough Golf Course, this home of distinction has recently undergone a series of improvements including a breath-taking family living kitchen, a focal point of the home, adorned with bi-folding doors that seamlessly connect the interior to a rear terrace. Set within approximately half an acre of grounds, the residence enjoys both south and westerly aspects. The spacious accommodation offers further scope for improvements and retains a wealth of period features.

The ground floor encompasses a grand entrance hall, two elegant reception rooms each with feature fireplaces, the family living kitchen complemented by an additional day room, a practical utility room and a bathroom are positioned off a second entrance. The first floor hosts four bedrooms, including a master with an en-suite, along with a family bathroom. Ascending to the second floor reveals two more bedrooms with some fabulous views on offer plus a modern bathroom. Outside, the expansive gardens extend in south and westerly directions from the property, with a large lawn complemented by a terraced patio and a block-paved driveway leading to a double garage, completing this desirable residence.



Key Features

- Prestigious Location Beside Brough Golf Course
- 6 Bedrooms
- Stunning Family Living Kitchen
- 2 Formal Reception Rooms
- 4 Bath/Shower Rooms
- Grounds Of Approx. 1/2 Acre
- Driveway Parking & Double Garage
- Scope For Further Improvement
- EPC = TBC



Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>74</p>
<p>51</p>	
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>



LOCATION

Links House is situated within the conservation area to the western side of Elloughton Road close to its junction with Westfield Park and the property adjoins Brough Golf Course to one boundary. Brough has a wide range of local facilities providing all the amenities you are likely to need including a supermarket, doctor and dentists, general shops, coffee shop, banks and public houses. There is a nearby Primary School and Brough lies within the catchment area for South Hunsley School which regularly features highly in the league tables for the East Riding. Private schooling is also available including Hymers College, Hull Collegiate at Anlaby and Pocklington school to the north west.

ACCOMMODATION

The expansive accommodation is arranged over three floors and comprises:

GROUND FLOOR

VESTIBULE

Accessing the property through a timber entrance door, with an understair storage cupboard. An internal door to:

RECEPTION HALL

An impressive entrance with wooden panelling to the staircase, period picture rail and access to the internal accommodation.

DRAWING ROOM

13'8" x 20'8" measurements into bay (4.17m x 6.30m measurements into bay)

An elegant reception room with the focal point being a feature fire surround with slate hearth and backplate housing an open fire. There is a bay window to the southerly elevation, double doors opening to the garden, moulded coving to the ceiling, picture rail and parquet flooring.

DINING ROOM

12'7" x 14'7" into bay (3.86m x 4.45m into bay)

A formal dining room with the focal point being a beautifully crafted fire surround with inset mirror, tiled hearth and detailing, inset open grate fire with brass canopy. There is moulded coving, picture rail and parquet flooring.

FAMILY LIVING KITCHEN

17'5" x 29'3" (5.32m x 8.94m)

Step into the heart of this home, where a luxurious kitchen seamlessly integrates with family living areas within a stunning extension flooded with natural light from a series of skylights overhead. The kitchen itself boasts a sophisticated aesthetic with high-quality wall and base units, adorned with contrasting Quartz worksurfaces and matching upstands. At the centre of the kitchen is a generously sized island not only providing additional storage but also features an overhanging breakfast bar, creating a perfect spot for casual dining and socialising. The kitchen comes fully equipped with integral appliances, including a fridge, freezer, ceramic hob, oven, and dishwasher. The seamless flow extends into the living area, which extends from the rear of the property and connects seamlessly to the outdoors through two sets of bi-folding doors leading to the terrace. The entire space is graced with herringbone flooring, complemented by the comfort of underfloor heating.

DAY ROOM

A versatile space with a feature fireplace having an ornate cast open grate upon a tiled hearth, herringbone flooring and doors leading to the terrace.

REAR LOBBY

With a door leading from the driveway, internal door to the garage and a useful boot room/store.

UTILITY ROOM

11'10" x 7'8" (3.63m x 2.36m)

The recently installed utility room is fitted with wall and base units, contrasting worksurfaces beneath a tiled splashback, stainless steel sink unit and a tiled floor. There are windows overlooking the driveway and a Victorian style kitchen maid.

BATHROOM

A modern bathroom fitted with a four piece suite comprising WC, wash basin, bidet and a panelled bath with handheld shower attachment. There is half height tiling in Victorian blue, a tiled floor, skylight and a Victorian style kitchen maid.

FIRST FLOOR

LANDING

A galleried landing with feature leaded windows to the front elevation. There is a picture rail, moulded coving and a further staircase leading to the second floor.

MASTER BEDROOM

21'9" x 13'8" (6.63m x 4.17m)

A spacious master suite with large bay window to the southerly elevation providing fine views across the adjoining golf course. The bedroom is fitted with a range of furniture to include wardrobes, drawers and a dressing table. There is coving to the ceiling and a picture rail.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower and glazed screen over. There is tiling to the walls, a heated towel rail and a window to the rear.

BEDROOM 2

13'1" x 15'3" into bay (3.99m x 4.65m into bay)

A bay fronted double bedroom with windows to the side elevation, moulded coving, picture rail and a built-in cupboard.











BEDROOM 3

12'0" x 12'0" (3.68m x 3.66m)

A double bedroom with windows to the front and side elevations, moulded coving and a picture rail.

BEDROOM 4

11'8" x 9'8" (3.56m x 2.97m)

With a window overlooking the rear garden and storage cupboard.

BATHROOM

The large bathroom having a four piece suite comprising WC, large walk-in shower, bath and was basin. There are partially tiled walls, heated towel rail and windows to the side and rear elevations.

SECOND FLOOR

LANDING

A spacious landing with a dormer window to the front enjoying some fabulous views. Access to the accommodation at second floor level.

BEDROOM 5

13'5" x 9'10" (4.1m x 3.0m)

A large bedroom with dormer windows to two elevations and two built-in storage cupboards.

BEDROOM 6

11'5" x 8'11" max (3.5m x 2.73m max)

With fabulous views towards Brough Golf Course through a dormer window.

BATHROOM

A modern bathroom fitted with a three piece suite comprising WC, wash basin and a free-standing "slipper" bath. There is partial tiling to the walls, tiling to the floor and a dormer window to the side elevation.

THE GROUNDS

The property stands in mature grounds of approximately half an acre which are approached through a stone pillared entrance. An extensive block paved forecourt provides multiple parking facilities and leads to a double garage which adjoins the property.

The formal gardens extend to the south and west of the property, adjoining Brough Golf Course. The gardens are mainly laid to lawn complemented by an extensive patio area running to the rear of the house which affords excellent privacy. There is also a useful courtyard area to the northern elevation.

DOUBLE GARAGE

The double garage adjoins the property with an electric up and over door, light and power. Internal access is available from the rear lobby.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators. There is underfloor heating in the kitchen.

DOUBLE GLAZING - The property has the benefit of a mixture of PVC double glazed frames and timber sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

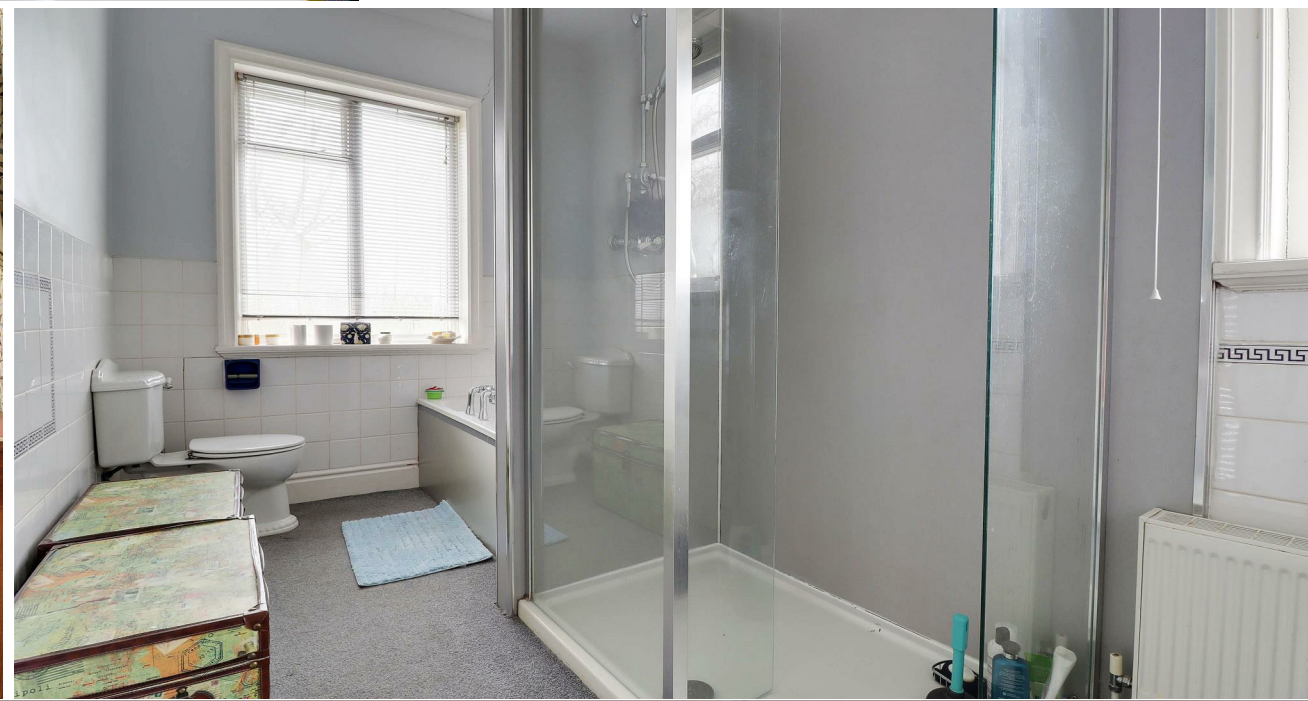
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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Ground Floor
Approx. 172.9 sq. metres (1860.7 sq. feet)



First Floor
Approx. 96.4 sq. metres (1037.6 sq. feet)



Second Floor
Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 326.8 sq. metres (3517.5 sq. feet)



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