

3 Bedroom Semi Detached House

Welton Low Road, Elloughton, Brough, HU15 1HR

£265,000



- RARELY AVAILABLE IN THIS CONDITION! • NON-OVERLOOKED GARDEN • 3 BEDROOMS • BATHROOM AND SHOWER ROOM • SUMMERHOUSE • OFF ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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A truly superb property enjoying a lovely non-overlooked position from the rear with an attractive mature tree backdrop.

This move-into ready property is a credit to the current owner as much attention to detail has been given both internally and externally. This is a particularly bright and spacious property which is arranged to 2 floors with a tasteful and stylish finish.

The super smart accommodation briefly comprises of an entrance hall which leads through to a ground floor shower room with a 3 piece suite - this is a great addition to the property. Also, extending through from the hall is a pleasant lounge with a modern fireplace and double dividing doors leading to a separate dining room. The dining room enjoys particularly lovely views over the rear garden areas. Adjacent to the dining room is an attractive, modern fitted kitchen to include integrated appliances and tasteful coordinating fixtures and fittings.

To the first floor there are 3 very well presented bedrooms - 2 x double bedrooms and 1 x single room, the 2 double bedrooms have the benefit of quality fitted wardrobes this creating ample hanging and storage space. The family bathroom has a modern suite with soft contrasting tiled surround.

Outside the lovely rear garden serves to enhance the overall presentation throughout - a highly impressive leisure area with a shaped patio seating area. The garden is mainly laid to lawn with an attractive display of trees, plants, flowers and shrubs and a mature tree backdrop provides a degree of privacy from the rear. This is a well planned leisure area with a lovely summerhouse inset within the garden.

The front garden is also mainly laid to lawn with well stocked borders and beds. A private drive sits adjacent to the garden and runs along the side elevation thus creating a multi-vehicle off road parking space or hard standing area.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing throughout.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer!

Location

This impressive semi-detached property is perfectly placed within the heart of Elloughton village surrounded with a wealth of local amenities. Welton Low Road runs directly into the village with a good choice of local amenities however, for a more extensive shopping experience the neighbouring village of Brough has many local traders and high street supermarkets.

Regular road and rail connections provide easy access to Hull city centre and the outbound villages. The A63 connects to the M62 corridor connecting easily to Leeds, York, Manchester etc.

There are highly reputable schools, colleges and academies close by for those with a growing family. For those wishing to spend time with family and friends there are many family restaurants to choose from nearby.

Property Description

Ground Floor

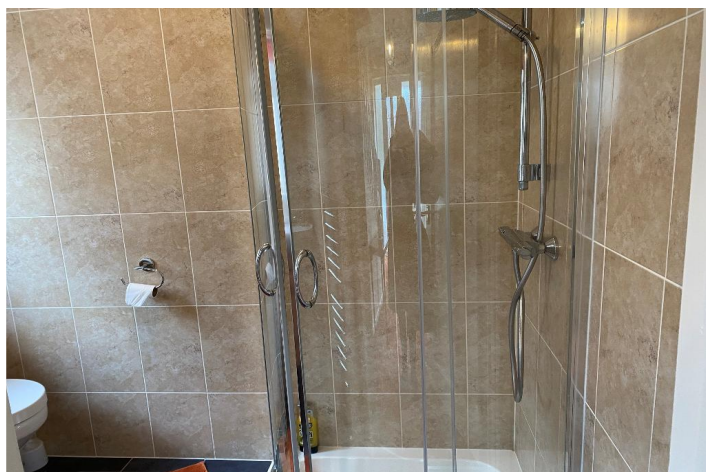
Entrance - Double glazed front entrance door with matching side screen windows leading through to the entrance hall.

Spindle staircase off to the first floor.
Under stairs storage/meter cupboard.
Radiator.

Shower Room - 3 piece suite comprising of a walk in corner shower enclosure with chrome effect rain water shower head, built-in vanity wash hand basin with storage space beneath and also with a built-in low flush W.C. all with a contrasting tiled surround. Chrome effect upright towel rail/radiator. Chrome fittings to the sanitary ware. Coordinating tiled flooring.

Lounge - 17' 10" x 11' 5" (5.44m x 3.5m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Modern fireplace with matching back and hearth housing a log effect electric fire.
Coving.
Radiator.
Double doors with glazed and leaded lights inset leading through to the dining room..

Dining Room - 11' 0" x 11' 5" (3.37m x 3.5m) Extremes to extremes.



Coving.
Radiator.

Kitchen - 13' 0" x 7' 9" (3.97m x 2.38m) Extremes to extremes.
Double glazed window with aspect over the side elevation.
Range of high gloss base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating laminate work surface housing a single drainer sink unit with a swan neck mixer tap over.
Integrated dishwasher.
Integrated washing machine.
Concealed gas central heating boiler.
A further work surface houses a hob, built in oven beneath and a glass & stainless steel funnel hood, extractor fan over with a glazed splash back surround.
Space for upright fridge/freezer.
Coving.
Radiator.
Laminate flooring.

First Floor

Landing - Double glazed window looking out over the side elevation.
Loft hatch through to the roof void which is fully boarded with a pull-down ladder, power and light.

Bedroom One - 12' 9" x 9' 8" (3.9m x 2.96m) Extremes to extremes from front of fitted wardrobes.
Double glazed window with aspect over the front garden area.
Range of full width wardrobes with shelves and hanging space.
Coving.
Radiator.

Bedroom Two - 12' 11" x 9' 5" (3.94m x 2.89m) Extremes to extremes from front of fitted wardrobes.
Double glazed window with aspect over the rear garden area.
Range of full width wardrobes with shelves, hanging space and built-in and matching drawer units.
Coving.
Radiator.

Bedroom Three - 9' 4" x 8' 0" (2.85m x 2.44m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Coving.
Radiator.



Family Bathroom - White 3 piece suite comprising of a panel bath, built-in ceramic vanity wash hand basin and a built-in low flush W.C. all with a contrasting tiled surround with a mosaic effect tiled detail inset.
Chrome fittings to the sanitary ware.
Deep built in storage cupboard with shelving.
Radiator.

Exterior

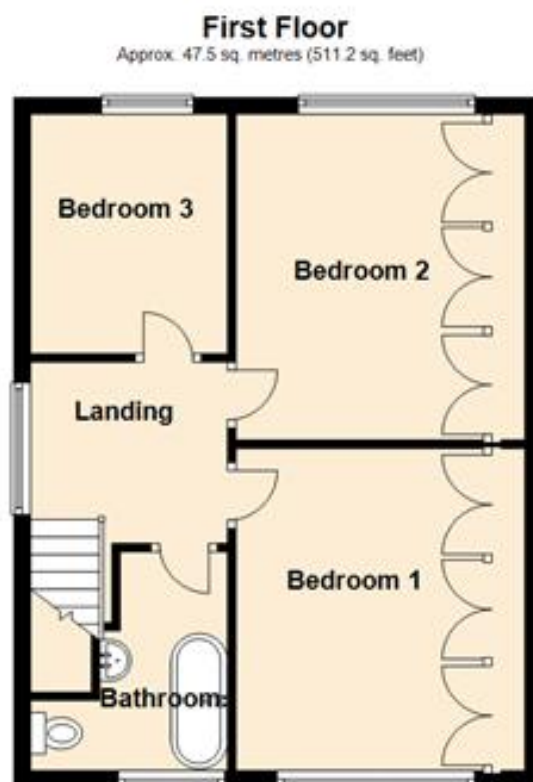
Rear Garden - Outside to the rear there is a spacious paved patio/seating area.
The garden is mainly laid to lawn with well stocked and shaped borders and beds housing numerous established trees, plants, flowers and ornamental shrubs.
There is a summerhouse within the rear boundary with glazed door and multi-paned glazed windows.
High level timber divide with a matching access gate leading to the side elevation and private drive.
The private drive extends along the side elevation to the front garden area.

Front Garden - The front garden area is mainly laid to lawn with ground covering shrubs to the borders.

Council tax band: C

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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