Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









17 Hardwick Close, Elloughton, East Yorkshire, HU15 1UD

- Well Presented Acomm.
- 3 Bedrooms
- Spacious Lounge
- Council Tax Band = D
- Modern Dining Kitchen
- Westerly Rear Garden
- Off Street Parking
- Freehold / EPC = C

£235,000

INTRODUCTION

This well presented three bedroomed semi-detached house offers an attractive range of modern accommodation, complemented by an enclosed westerly facing rear garden and off-street parking. Situated within a popular residential development in Elloughton, the property is well maintained throughout and provides a practical layout ideal for modern living.

The accommodation is arranged over two floors and briefly comprises an entrance hallway with cloakroom/W.C., a spacious lounge with staircase leading to the first floor and a particularly attractive dining kitchen. The kitchen is fitted with a contemporary range of units and integrated appliances, with a generous dining area and French doors opening directly onto the rear garden.

Upon the first floor are three bedrooms, the main bedroom benefiting from fitted wardrobes, together with a modern family bathroom.

Outside, a block-paved driveway to the front provides off-street parking. The enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn, complemented by paved patio areas and a useful garden shed.

Offering well-proportioned accommodation and an attractive standard of presentation throughout, this is a lovely modern home in a convenient and popular location.

LOCATION

Hardwick Close is situated off Chatsworth Drive which runs off Welton Low Road, Elloughton. Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Window to side and access to W.C./cloak room.

CLOAKS/W.C.

Comprising concealed-flush W.C., wash-hand basin and tiled surround throughout.



LOUNGE

Window to front and stairs to the first floor.





DINING KITCHEN

Beautifully presented with the kitchen comprising fitted units and worksurfaces, one-and-a-half sink & drainer, integrated oven, fridge-freezer, dishwasher and washing machine, four-ring gas hob and filter unit above. The space adjacent to the kitchen area is generously sized and well suited to a dining area, with French doors opening out onto the rear garden.



KITCHEN AREA



DINING AREA



FIRST FLOOR

LANDING

Storage cupboard access.

BEDROOM 1

With window to the rear elevation and fitted wardrobe space.



BEDROOM 2

Double bedroom with window to the front elevation.



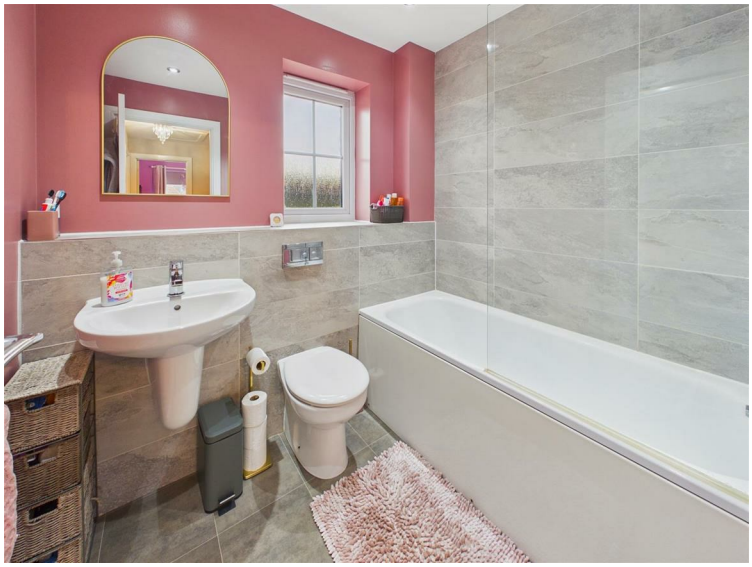
BEDROOM 3

Window to the rear elevation.



BATHROOM

Contemporary bathroom comprising bath with shower screen and fitting, concealed-flush W.C. and wash-hand basin. The space benefits from having a tiled surround throughout.



OUTSIDE

The rear garden benefits from a Westerly aspect, having areas of paved patio, a lawn and shed for additional storage space. The driveway to the front of the property provides off-street parking for one vehicle, with ample additional on-street parking available.





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

MAINTENANCE CHARGE

We have been advised that there is a maintenance charge of £75.43 paid every 6 months.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

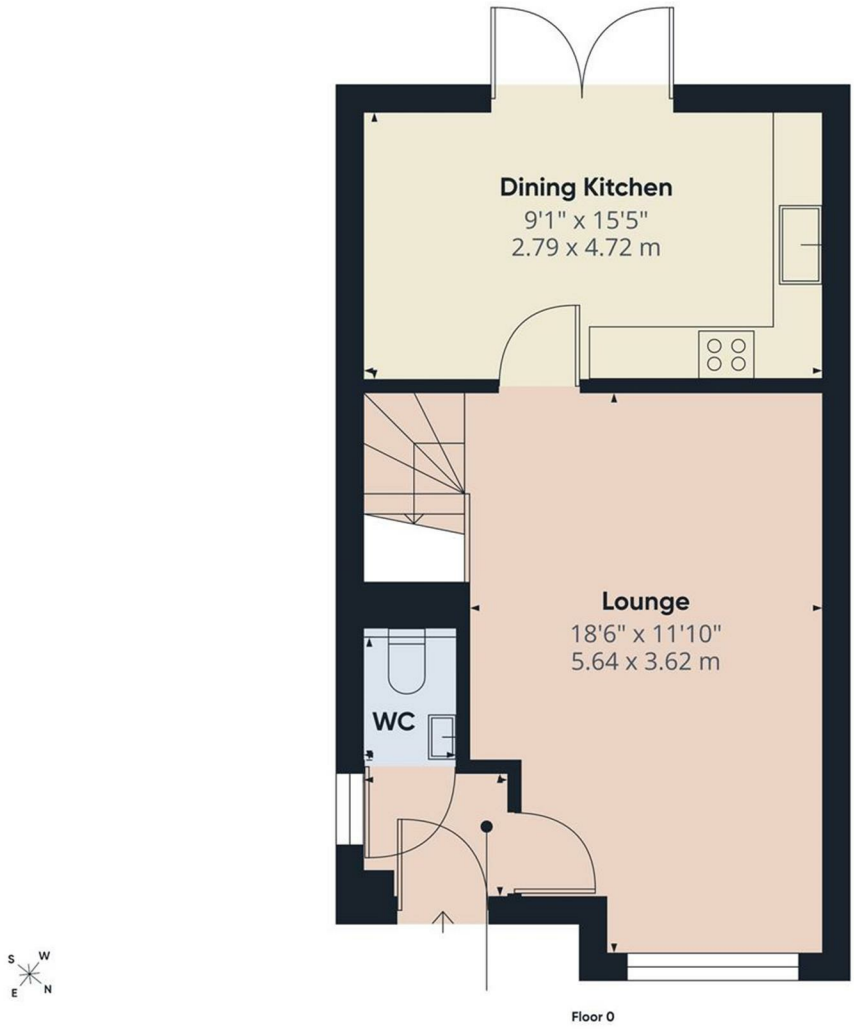
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


Petuaria Wy
Cave Rd
Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
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Floor 0

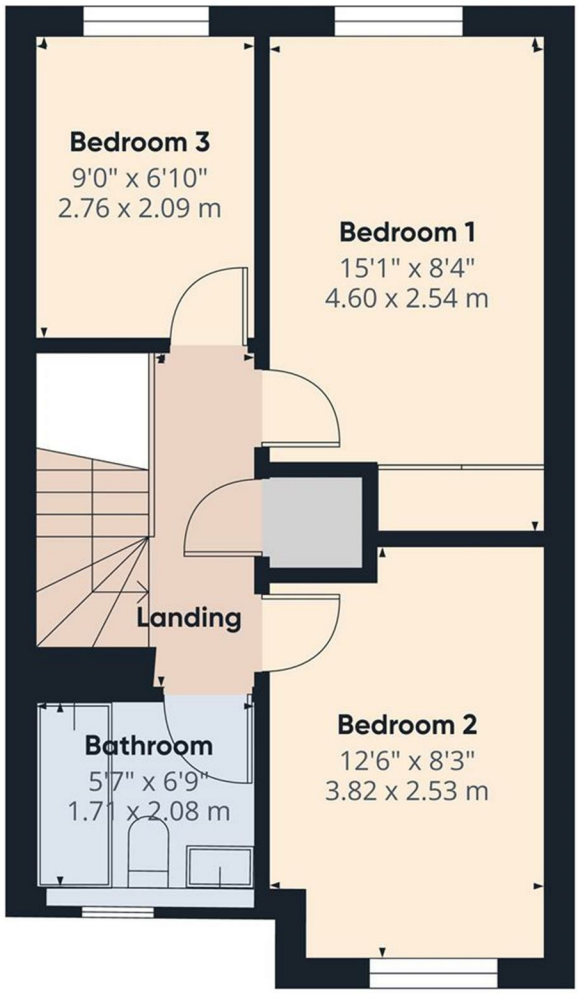
Approximate total area(1)
410 ft²
38.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy



Floor 1

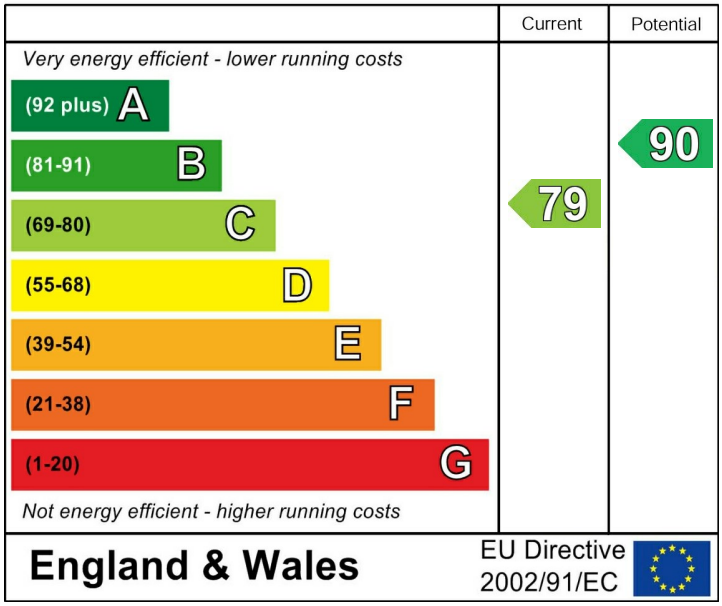
Approximate total area(1)
368 ft²
34.2 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

