

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*9 Manor Drive, Elloughton, East Yorkshire, HU15 1JA*

- 📍 Semi-Detached House
- 📍 Very Spacious Accommodation
- 📍 2 Reception Rooms
- 📍 Council Tax Band = C
- 📍 3 Bedrooms
- 📍 Gardens to Front & Rear
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

**£255,950**

## INTRODUCTION

Located within easy reach of the amenities, within this popular village is this semi-detached house which provides a solid foundation for a family home. The accommodation is particularly spacious and traditionally arranged, including a hallway with W.C., a large lounge, and a dedicated dining room separate from, and adjacent to the kitchen.

The first floor offers three bedrooms and a family bathroom. To the exterior, the property features a lawned rear garden and a paved patio area. A significant benefit is the generous block set side drive, which accommodates parking for three cars and provides access to the garage. No Chain!

## LOCATION

Manor Drive is situated 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

Stairs to first floor and W.C. access.



## LOUNGE

With window to front and electric fireplace to centre. An arch leads through to the dining room.



## DINING ROOM

Window to rear and door to the kitchen.



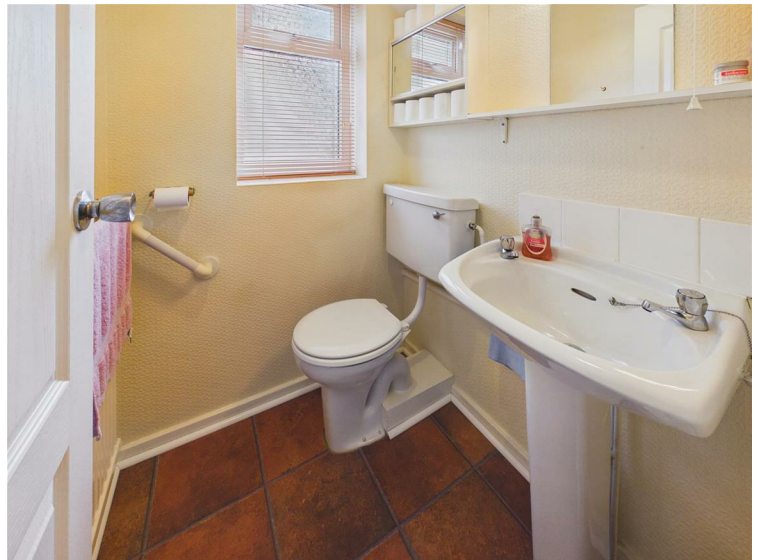
## KITCHEN

Comprising fitted units and worksurfaces, four-ring gas hob with filter unit above, integrated oven, sink & drainer beneath window to the side and plumbing for a washing machine. A door opens out to the rear garden.



## W.C.

Wash-hand basin, low-flush W.C. and window to the side.



## FIRST FLOOR

### LANDING

With window to the side elevation.

## BEDROOM 1

Fitted wardrobes and window to the front elevation.



## BEDROOM 2

Window to the rear elevation.



## BEDROOM 3

With fitted wardrobes and window to the rear elevation.



## BATHROOM

Comprising bath and shower unit with tiled surround, wash-hand basin and low-flush W.C. beneath window to the front elevation.



## OUTSIDE

There is a paved patio to the immediate rear of the property, followed by an area of lawn. A drive runs to the side of the property, leading to a garage whilst providing off-street parking for up to three vehicles. There is also a lawn to the front of the property.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating from recent fitment of a new Combi gas boiler (2024).

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

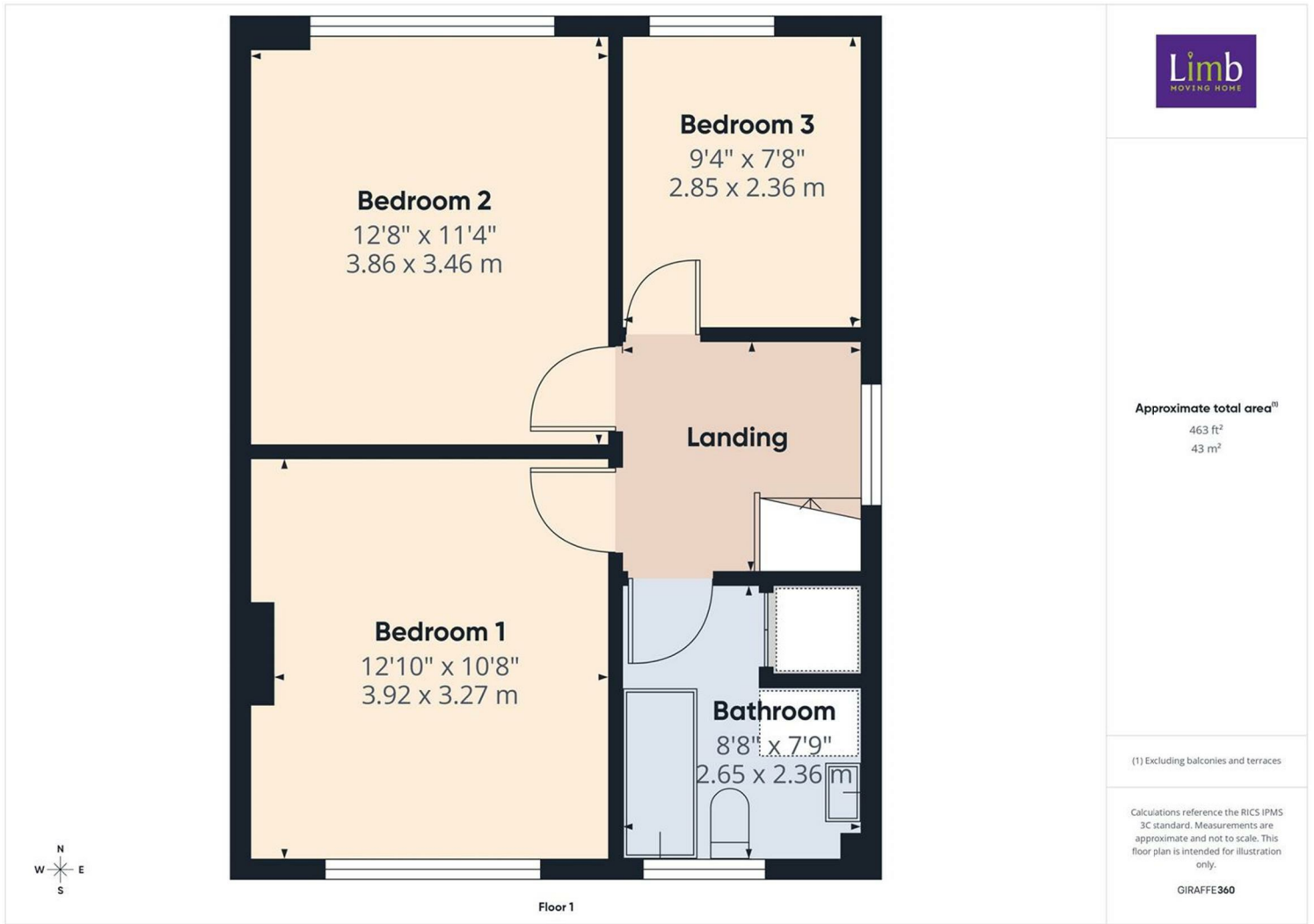
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

## *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.







Approximate total area<sup>(1)</sup>  
463 ft<sup>2</sup>  
43 m<sup>2</sup>

(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.

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