



11 Sands Lane, Elloughton, Brough, East Riding of Yorkshire, HU15 1JH



SPACIOUS CONTEMPORARY FAMILY HOME ON EXCLUSIVE SANDS LANE



Set behind electric gates on a private south-facing plot of around a third of an acre, this impressive contemporary home offers over 4,200 sq ft of flexible living space close to Brough Golf Course. With large open-plan living areas, five double bedrooms and excellent entertaining space, this is a superb family home in one of the area's most sought-after locations.

IMPORTANT NOTICE

In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

We have NOT modified the physical fabric or fittings of this property.

From the Agent's Perspective

Positioned discreetly away from the road, this individual residence combines generous proportions with a versatile layout suited to modern family life. The vaulted gallery entrance creates an immediate sense of space, while the stunning 33' x 23' open-plan dining living kitchen forms the heart of the home. Two sets of bi-fold doors open onto an elevated south-facing balcony with views towards the golf course, creating a fantastic space for entertaining.





The principal bedroom suite includes separate dressing rooms, a spacious en suite and direct access to a private balcony. There are four further double bedrooms, one with en suite facilities, along with three additional reception rooms, a utility room, cloakroom WC and a large walk-in pantry. A useful second-floor storeroom adds further practicality.

Outside, the property benefits from a large parking forecourt and substantial integral double garage. The home also offers buyers the opportunity to complete finishing touches to suit their own style, which is reflected in the asking price.

From the Client's Perspective

We have loved the privacy, space and flexibility this home offers. The open-plan kitchen and south-facing balcony have been perfect for family time and entertaining friends. Sands Lane is a wonderful place to live, with great schools, local shops, supermarkets, pubs and restaurants all nearby, while the road and rail links make commuting simple. It's a fantastic setting for family life.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country East Yorkshire office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





TOTAL FLOOR AREA : 4213 sq.ft. (391.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

