Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









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

- Detached Dormer House
- 3 Good Bedrooms
- Extended Garage
- Council Tax Band = D
- Solar Panels
- Scope to Enhance
- No Onward Chain!
- Freehold/EPC = C

Guide Price £270,000

INTRODUCTION

GUIDE PRICE £270,000 - £275,000

Occupying a generous plot within walking distance of the village centre, this individual detached dormer-style home enjoys excellent parking, an extended garage and the added benefit of roof-mounted solar panels.

The property has been well maintained throughout and offers buyers an excellent opportunity to update and personalise the accommodation to suit their own tastes. The well-planned layout comprises an entrance hallway with cloaks/W.C., spacious lounge, dining room and kitchen. To the first floor are three well-proportioned bedrooms together with a modern shower room.

Outside, the property stands within gardens to both the front and rear, whilst a generous side driveway provides ample parking and leads to the extended garage.

LOCATION

The property stands in an extremely popular location with Manor Drive accessed from Welton Low Road close to the village centre. Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving time distance. Other amenities and attractions include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off and cupboard beneath.



CLOAKS/W.C.

With low level W.C, and wash hand basin.

LOUNGE

17'9" x 11'3" approx (5.41m x 3.43m approx)
Bow window to front elevation, feature fire surround, marble hearth and backplate housing a "living flame" gas fire. Concertina doors opening through to dining room.





DINING ROOM

11'3" x 11'1" approx (3.43m x 3.38m approx)
Window to rear elevation.



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

KITCHEN

13'0" x 7'8" approx (3.96m x 2.34m approx)
Having a range of fitted base and wall units, roll top work surfaces, sink and drainer integrated double oven, four ring gas hob, plumbing for automatic washing machine, wall mounted Ideal gas fired central heating boiler. Window to side, external access door to rear.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

13'0" x 11'3" approx (3.96m x 3.43m approx)
Window to front, wardrobes and drawers.



BEDROOM 2

12'10" x 11'4" approx (3.91m x 3.45m approx)
Window to rear elevation, wardrobes.



BEDROOM 3

7'9" x 9'4" approx (2.36m x 2.84m approx)
Window to rear elevation.



SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle.



OUTSIDE

The property occupies a good sized plot with lawned garden to the front adjacent to which a side drive provides plenty of parking and access to the extended garage. To the rear there is a further lawned garden.



REAR VIEW



SOLAR PANELS

Solar panels are installed at the property which generate an income of approximately £500 to £600 per year.

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
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
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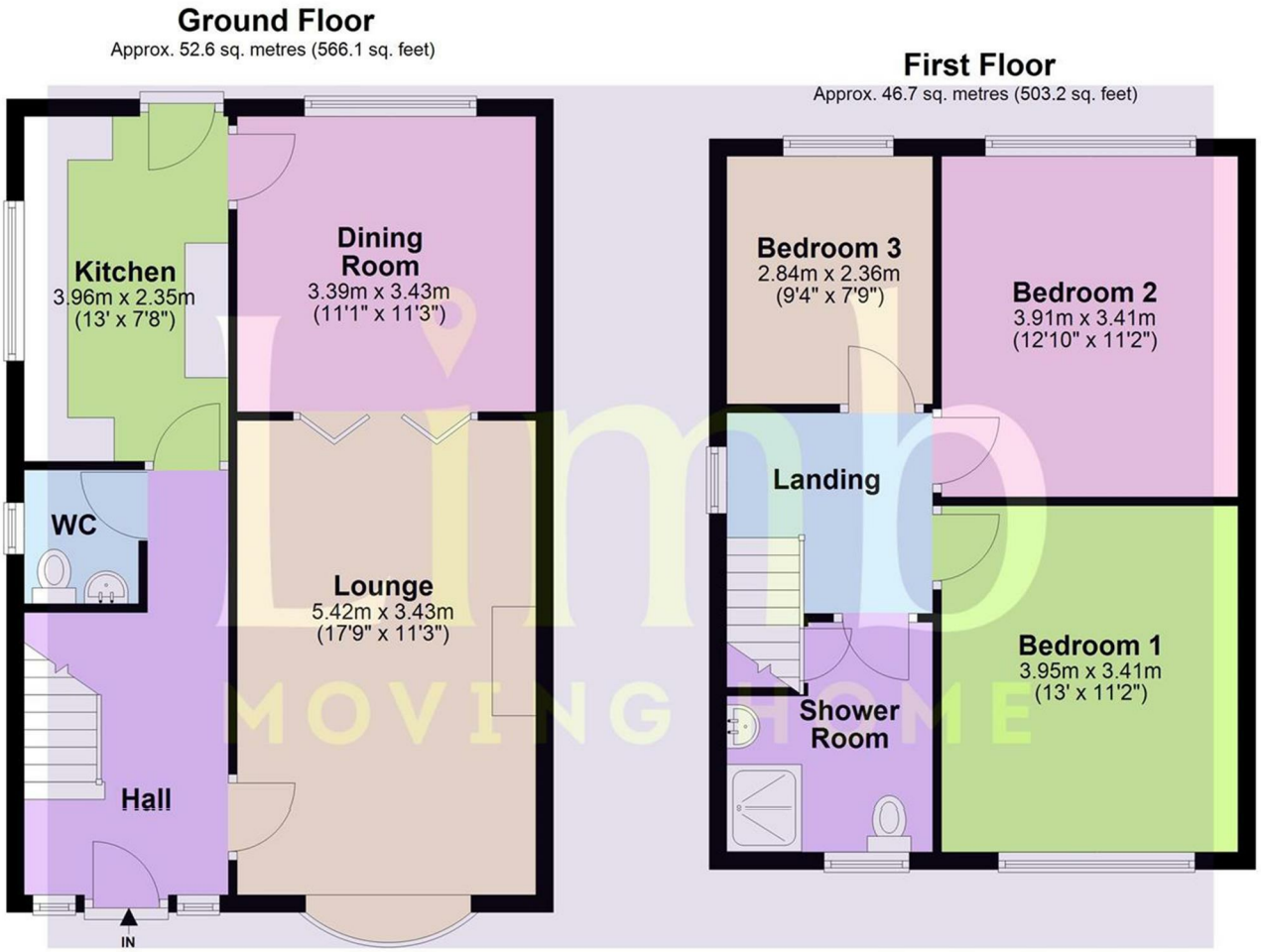
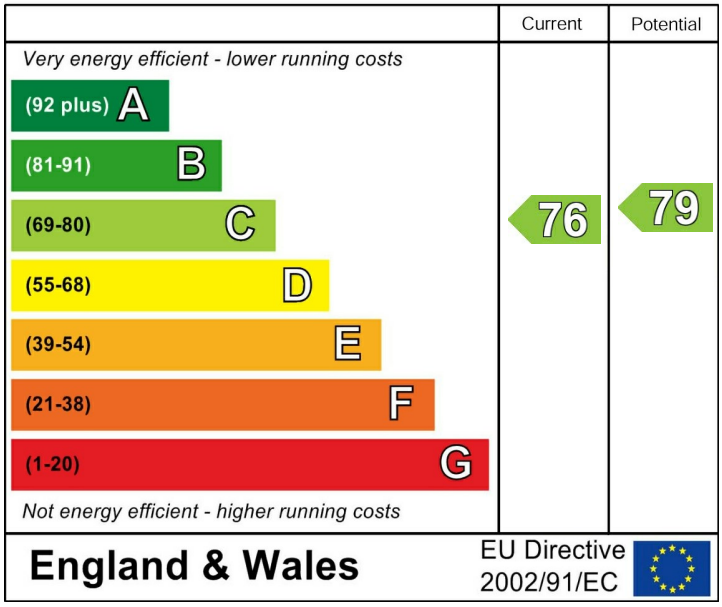


Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

1 Manor Drive

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

