



5, Haddon Close,  
Brough, Elloughton, HU15 1UJ  
£199,950





## ABOUT THE PROPERTY

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Haddon Close, Elloughton located off Ruskin Way. This modern semi-detached house offers a delightful blend of comfort and style. The property has been lovingly maintained and is presented to a high standard throughout, making it an ideal home for families or professionals alike, or FTB's.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom with a WC. The generous lounge provides a perfect space for relaxation, while the modern fitted dining kitchen, complete with built-in appliances, is sure to impress.

The first floor boasts three good sized bedrooms, each offering ample space for personalisation. The modern family bathroom, equipped with a shower, adds to the convenience of this lovely home.

Outside, the private landscaped rear garden is a true highlight, featuring an artificial lawn, a patio area, and a decked seating space, making it perfect for hosting or simply unwinding. To the front of the property, you will find two allocated parking spaces, ensuring that parking is never a concern.

With an impressive EPC rating of B, this property is not only stylish but also energy-efficient. Internal viewing is highly recommended to fully appreciate the generous accommodation and the inviting atmosphere this home has to offer. Don't miss the opportunity to make this wonderful property your own.









Tenure: Freehold  
East Riding Of Yorkshire Council  
Band: B

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALLWAY

Access via a composite entrance door, radiator, ceiling light and staircase leading to first floor and cloakroom/wc off.

#### CLOAKROOM/WC

Two piece modern suite comprising low flush WC, Pedestal corner wash hand basin with chrome mixer tap, recessed ceiling spot lights, radiator, tiled splashbacks - window to front elevation.

#### LOUNGE

4.11 x 3.53 (13'5" x 11'6")

Spacious room with window to front elevation and radiator under., center ceiling light and understairs storage cupboard.

#### DINING KITCHEN

2.62 x 4.50 (8'7" x 14'9")

Beautifully equipped modern fitted kitchen spans the full width of the property with a range of base, wall and floor units, upstands and complimenting work surfaces. Window to rear elevation with a one and half bowl stainless steel sink unit and mixer tap under, integrated appliances to include, dishwasher, fridge freezer and washer/drier. Four ring gas hob, with electric extractor above and built in electric oven beneath. Space for a dining suite in the dining area with french doors leading out to the rear garden.

### FIRST FLOOR

#### LANDING

With loft hatch access to roof voice, airing cupboard. ceiling light and radiator.

#### MASTER BEDROOM

3.63m x 2.44m (11'10" x 8'0")

Spacious double room with window to front aspect.

#### BEDROOM TWO

3.20 x 2.34 (10'5" x 7'8")

With window to the rear aspect, again a spacious double room.

#### BEDROOM THREE/STUDY

2.17 x 2.07 (7'1" x 6'9")

With window to the rear aspect - a good sized room offering versatile use.

### MODERN BATHROOM

1.965 x 1.69 (6'5" x 5'6")

Three piece contemporary white suite, majority tiled with LVT flooring. Comprising: Panel bath with a glazed screen and a thermostatic, low flush WC, wall hung wash hand basin.

### OUTSIDE (Front & Rear)

To the front of the property a lawned garden with a paved pathway leading to the front entrance door. To the rear of the property you will find an attractive landscaped garden with a patio area adjacent to the property, an artificial lawn with feature footpath leads towards the bottom of the garden to a decked seating area. Timber boundary fencing to surrounds.

### PARKING ALLOCATION

Two parking spaces are allocated to the front of this property. (MIDDLE PARKING SPOTS).

### ADDITIONAL INFORMATION

#### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### SERVICES

Mains, water, gas, electricity and drainage are connected to the property.

### APPLIANCES

None of the appliances have been checked by the agent.







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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#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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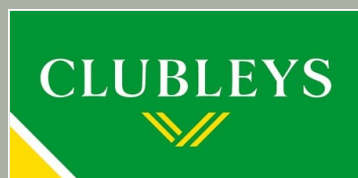
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC