Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









23 Dale Road, Elloughton, East Yorkshire, HU15 1HY

- Beautiful Detached Property
- At Foot Of Elloughton Dale
- 3 Bedrooms
- Council Tax Band = F
- So Much Potential
- Lovely Garden To Rear
- Viewing A Must!
- Freehold / EPC = D

£465,000

INTRODUCTION

This delightful detached property enjoys an idyllic location at the foot of Elloughton Dale on the southern edge of the Yorkshire Wolds. With many features and an abundance of character, this lovely home has plenty of further potential for its next lucky owner. The property enjoys a prominent position of the "no through road" section of Dale Road with only a few passing residents and walkers yet, is close to Elloughton village centre and its amenities. The property affords well proportion accommodation over two floors and is depicted on the attached floorplan. The ground floor briefly comprises a central entrance hall, two attractive reception rooms, spacious dining kitchen, utility/study and a cloaks/W.C. Upon the first floor are three double bedrooms and a four piece bathroom with the principal bedroom served by an en-suite. Gas fired central heating to radiators is installed. Outside, a driveway provides off street parking for two/three vehicles. To the rear, lies a stunning garden with lawn, patio areas and an aspect across grazing land.

LOCATION

The property enjoys a prominent position on a "no through" road section of Dale Road, which was intersected many years ago by the building of the A63 dual carriageway. There is therefore no passing traffic, other than residents and walkers. A footpath provides pedestrian access straight into the village centre. The property enjoys a semi rural feel with immediate access into Elloughton Dale and the surrounding beautiful countryside, popular with walkers and nature lovers.

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

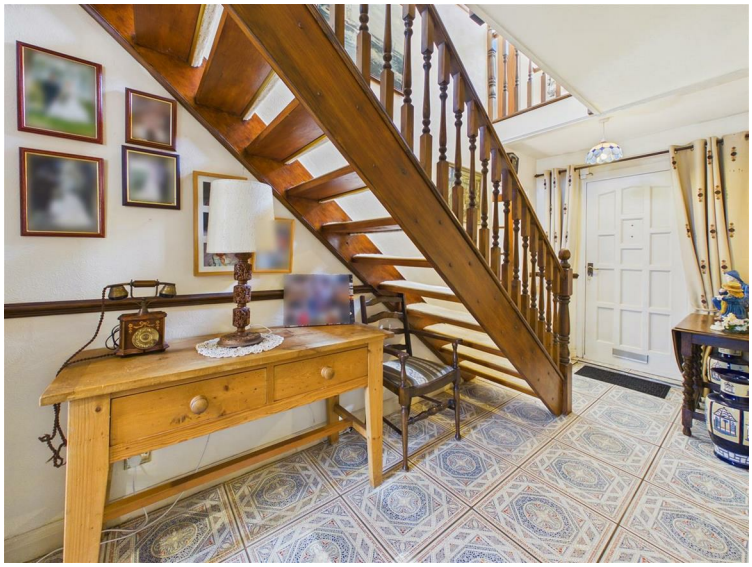
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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 HALLWAY

With a staircase leading up to the first floor, tiling to the floor, door to rear.



CLOAKS/UTILITY

Low level W.C., wash hand basin, plumbing for automatic washing machine, wall mounted Ideal Logic gas fired central heating boiler.

LOUNGE

Window to front, feature period cast fireplace to chimney breast.



SITTING ROOM

Window to front, marble fire surround with living flame gas fire.



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

DINING KITCHEN

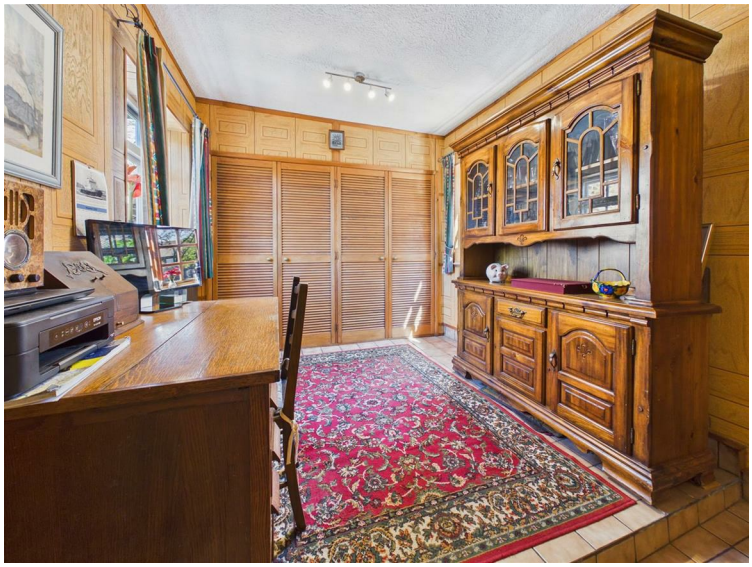
A really good sized room with a host of fitted units and tiled worksurfaces, integrated oven, four ring gas hob, concealed extractor hood, microwave, plumbing for a dishwasher, fridge freezer, tiled floor, window and door to side drive.





OFFICE/UTILITY

Having a bank of fitted cupboards to one wall. External access doors to both the driveway and rear garden.



FIRST FLOOR

LANDING

A twin aspect landing having windows to both front and rear elevations. Access to roof void.

BEDROOM 1

A spacious double bedroom with windows to two sides and a part vaulted ceiling.



EN-SUITE SHOWER ROOM

Low level W.C., wash hand basin and shower cubicle.



BEDROOM 2

Window to front elevation.



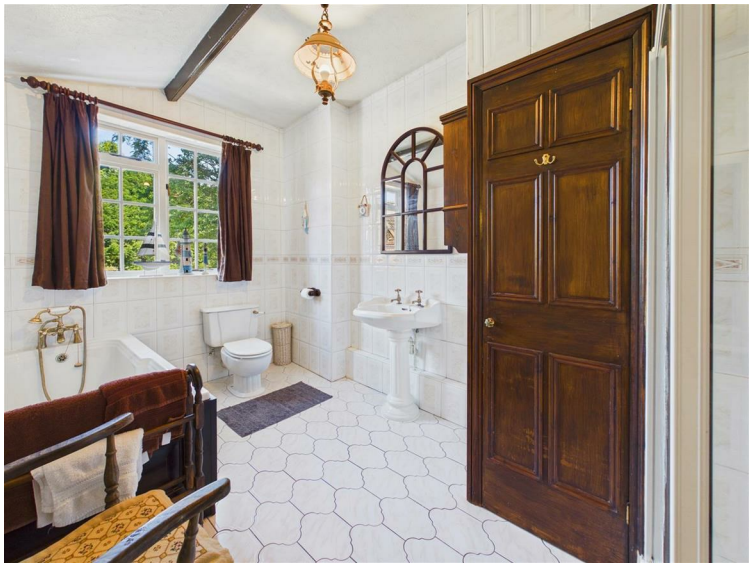
BEDROOM 3

Window to front elevation.



BATHROOM

White suite with low level W.C., pedestal wash hand basin, panelled bath with mixer tap/ shower attachment, shower cubicle, tiling to walls and floor, store cupboard to corner.



OUTSIDE

Outside, a driveway provides off street parking for two/three vehicles. To the rear, lies a stunning garden with lawn, patio areas and an aspect across grazing land. There is also a shed, summerhouse and a greenhouse.







REAR VIEW



HEATING

The property has the benefit of gas central heating to radiators

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 F. 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 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.

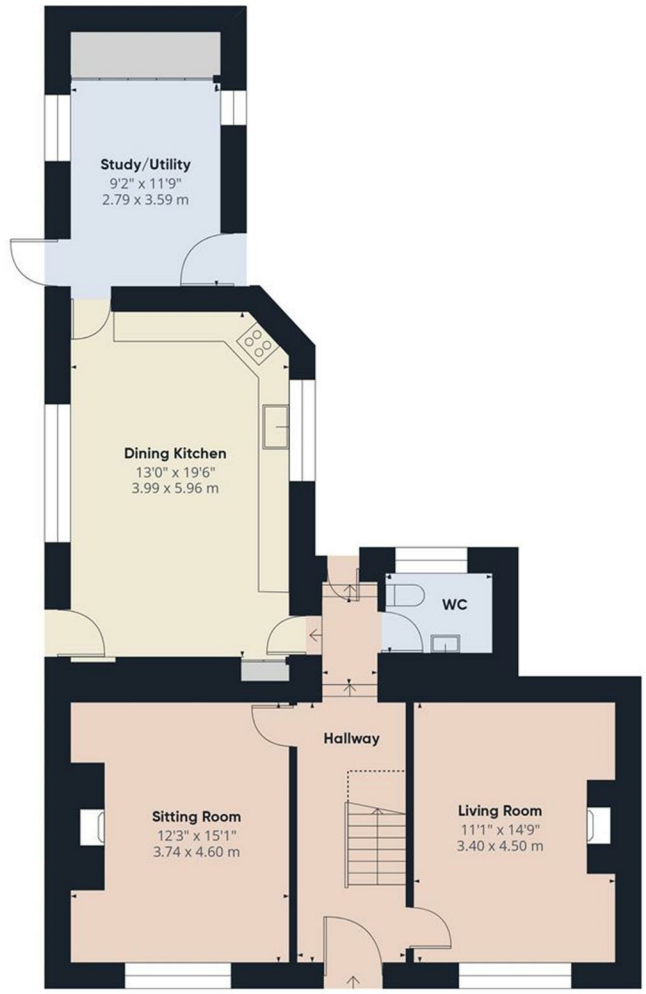
PROGRESSING AN OFFER

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
Wauldby Rd
WELTON WOLD
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
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Floor 0 Building 1

Approximate total area(1)

871 ft²

81 m²

Reduced headroom

16 ft²

1.5 m²

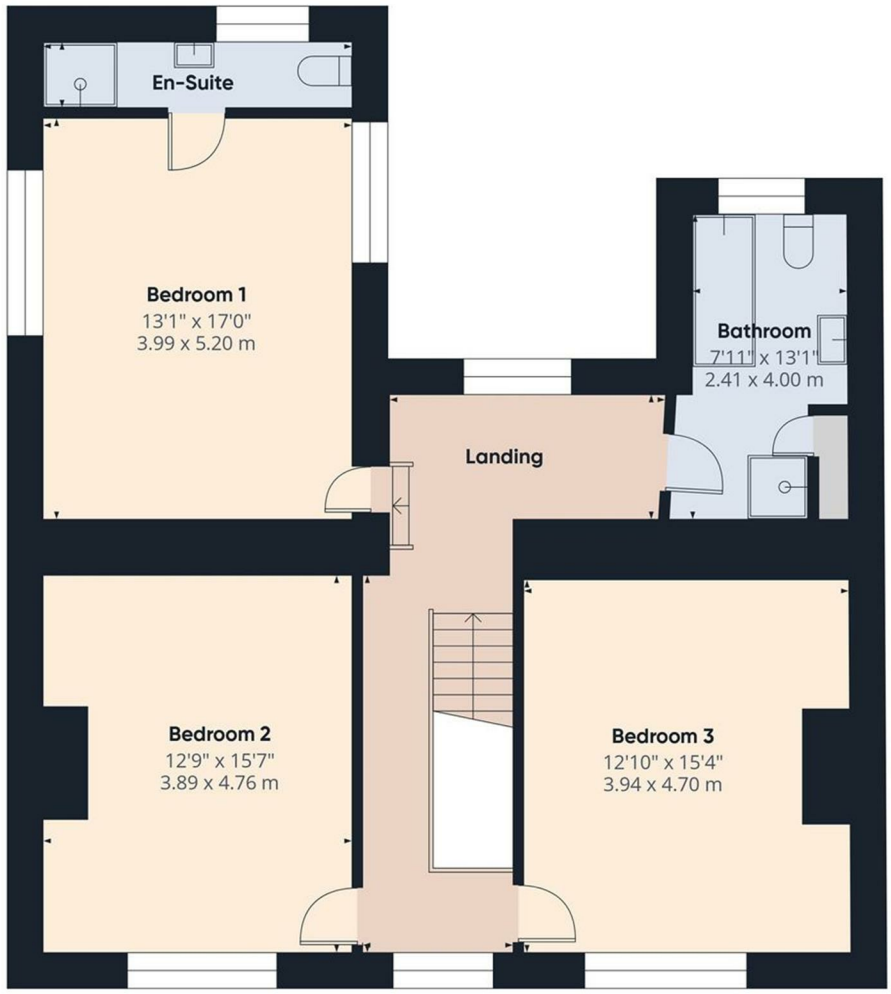
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Floor 1 Building 1

Approximate total area(1)

862 ft²

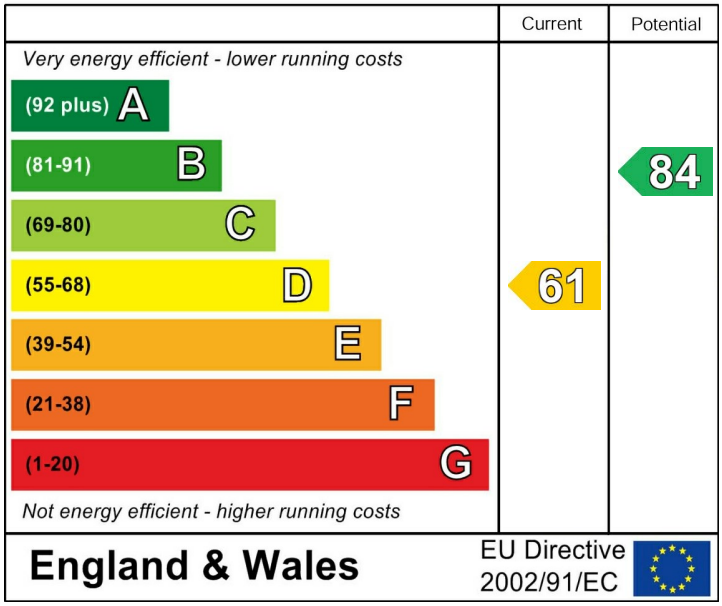
80 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

