

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*14 Woodland Avenue, Elloughton, East Yorkshire, HU15 1LQ*

- 📍 Semi-Detached Bungalow
- 📍 No Onward Chain
- 📍 2 Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Modern Kitchen with Appliances
- 📍 Westerly Rear Garden
- 📍 Driveway, Carport & Garage
- 📍 Freehold / EPC = C

**£179,950**

## INTRODUCTION

Offered for sale with no onward chain, this well-presented semi-detached bungalow provides a fantastic opportunity for those seeking single-level living in a popular location. The property is currently in a condition that allows a new owner to settle in comfortably from day one, while still offering the perfect canvas for future modernisation and personal styling. The layout includes a modern kitchen already equipped with appliances, which leads through to a spacious lounge that serves as the main living hub.

An inner hallway leads to two well-proportioned double bedrooms and a functional shower room. Set on an attractive plot, the bungalow features a lawned garden to the front and a side driveway with a carport, providing covered parking and leading to a detached garage. The rear garden is fully enclosed by a mix of hedging and fencing, enjoying a desirable westerly aspect that captures the afternoon sun across the lawn and patio area.

## LOCATION

Situated approximately 10 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 Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

With opening through to the kitchen.

## KITCHEN

Having a range of modern base and wall units with contrasting worktops, sink and drainer with mixer tap, oven, four ring hob with filter hood above, integrated fridge/freezer and wine chiller. The washing machine and tumble dryer are also included. Window to side elevation.



## LOUNGE

With feature fire surround housing a living flame gas fire. Bow window to the front elevation.



## INNER HALL

With storage cupboard.

## BEDROOM 1

With fitted wardrobes and window to rear.



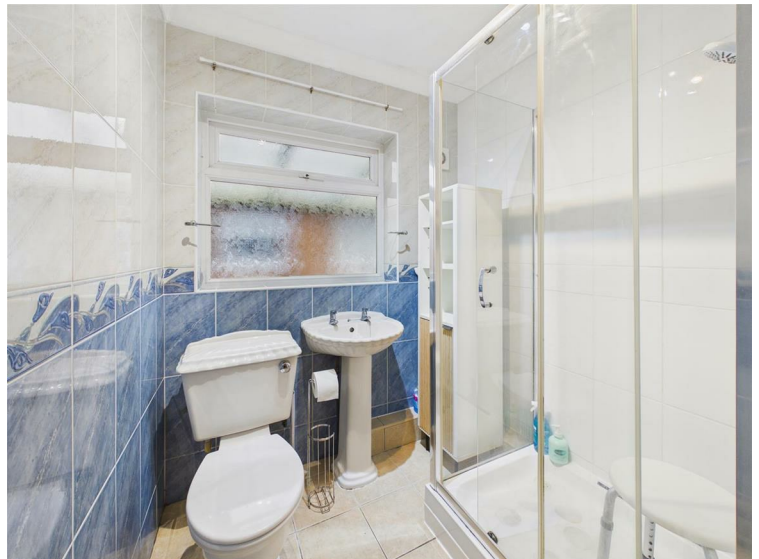
## BEDROOM 2

Window to rear.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



## OUTSIDE

Set on an attractive plot, the bungalow features a lawned garden to the front and a side driveway with a carport, providing covered parking and leading to a detached garage. The rear garden is fully enclosed by a mix of hedging and fencing, enjoying a desirable westerly aspect that captures the afternoon sun across the lawn and patio area.



## REAR



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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 B. 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.

## *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.



