Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

14 Larchmont Close, Elloughton, East Yorkshire, HU15 1AW

- Fine Detached House
- Upto 6 Bedrooms
- Immaculately Presented
- Council Tax Band = G
- Fabulous Living Space
- Flexible Layout
- Stunning Gardens
- Freehold/EPC = C

£925,000

INTRODUCTION

A tremendous family home providing immaculately presented and extremely spacious accommodation which is a credit to its owners. Extending to around 3,150sq.ft. over two floors, the layout affords much flexibility of use with up to 6 bedrooms or great spaces for working from home, hobbies or potential annexe. The property stands within the highly regarded cul-de-sac of Larchmont Close, accessed from Westfield Park, near to the fairways of Brough golf course. Excellent parking is available with a twin driveway and double garage. A particular feature is the stunning landscaped rear garden with many areas of interest plus places to relax or entertain. The layout of the accommodation is depicted on the attached floorplan and briefly comprises a formal lounge, superb breakfast kitchen with dining/day room off in addition to a lovely sitting room with log burner. There is also a utility room, cloaks/boot room and a W.C.. A secondary staircase leads up to two double bedrooms or office/hobbies rooms. The main landing provides access to the four main bedrooms and stylish bathroom. The principal suite is again particularly spacious and extensively fitted served by a luxurious en-suite. Gas fired central heating to radiators and uPVC double glazing is installed.

LOCATION

Standing impressively at the head of the cul-de-sac of Larchmont Close, accessed off the private road of Westfield Park, this is regarded as one of the areas most desirable locations. Westfield park itself is accessed via Elloughton Road on the southern fringe of Elloughton village. This popular village has a well reputed primary school with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also nearby including Hull Collegiate, Hymers College and Pocklington School. Convenient access is available to the A63 leading into Hull city centre to the east and the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including a supermarket. Brough also has its own mainline railway station providing intercity connections with London Kings Cross approx 2 1/2 hours travelling time. The area is also well served by recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

A spacious porch with door into the hallway.

HALLWAY

A central hallway with staircase leading off and storage cupboard beneath.

CLOAKS/BOOT ROOM

A very useful room with hanging facilities.

W.C.

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

LOUNGE

26'5" x 13'0" approx (8.05m x 3.96m approx)
This twin aspect room has a picture window to the front and sliding patio doors leading out to the rear. The focal point of the room is a grand marble fire surround housing a "living flame" gas fire. Double doors open through to the breakfast kitchen.

BREAKFAST KITCHEN

29'4" x 13'0" approx (8.94m x 3.96m approx)
A stunning space which overlooks the rear garden and links into a number of reception rooms. There is an extensive range of fitted contemporary units with grand central island and work surfaces. There is a range cooker with extractor hood above, integrated dishwasher, fridge, wine chiller, housing for a further fridge freezer, microwave, ceramic sink and drainer with mixer tap. A wide opening leads through to the dining/day area. A secondary staircase leads from the kitchen up to bedroom 5 and 6.

DINING/DAY AREA

12'11" x 11'9" approx (3.94m x 3.58m approx)
With window to front elevation.

SITTING ROOM

17'6" x 15'0" approx (5.33m x 4.57m approx)
Overlooking the rear garden with double doors opening out to the patio. A log burner ideal for those cosy winter nights.

UTILITY ROOM

10'6" x 6'0" approx (3.20m x 1.83m approx)
With fitted units, external access door to side and internal door through to garage.

FIRST FLOOR

LANDING

With access to a large loft space via a drop down loft ladder. The loft area is part boarded and has lighting installed. Window to front elevation, large airing cupboard off.

BEDROOM 1

19'0" x 16'4" approx (5.79m x 4.98m approx)
Having an extensive range of fitted furniture comprising wardrobes, drawers, dressing table and bedside cabinets. Windows overlook the rear garden.

EN-SUITE BATH/SHOWER ROOM

A luxurious en-suite comprising bath with handheld shower, separate shower area with rainhead and handheld shower system, wash hand basin with cabinet and concealed flush W.C., heated towel rail and tiled surround.

BEDROOM 2

13'4" x 13'1" approx (4.06m x 3.99m approx)
With fitted wardrobes, desk and drawers, window overlooking the rear garden.

BEDROOM 3

13'1" x 12'9" approx (3.99m x 3.89m approx)
With fitted wardrobes, desk and drawers, window overlooking the front.

BEDROOM 4

10'0" x 9'10" approx (3.05m x 3.00m approx)
With window to rear elevation.

BATHROOM

9'9" x 9'4" approx (2.97m x 2.84m approx)
With stylish suite comprising bath, shower area with rainhead and handheld shower system, low level W.C., fitted cabinet with inset wash hand basin, two heated towel rail.

BEDROOM 5

15'0" x 14'5" approx (4.57m x 4.39m approx)
With window overlooking the rear garden, pull down loft ladder leads up to a carpeted loft space.

BEDROOM 6/OFFICE

16'0" x 15'0" approx (4.88m x 4.57m approx)
Window to front elevation.

OUTSIDE

A block set twin driveway has pillared entrances and the forecourt provides excellent parking in addition to access to the double garage. The beautiful landscaped rear garden has a composite deck to the back of the house and the shaped lawn is surrounded by well stocked borders. To one corner lies a barbeque area, summerhouse with power and light, and pergola and to the other a shed and decked area which looks back at the house. There is also a small wildlife pond and power around the garden.

BBQ AREA & SUMMERHOUSE & PERGOLA

REAR VIEW

EVENING GARDEN SHOTS

DRIVEWAY

GLAZING

The property has the benefit of uPVC double glazing.

HEATING

The property has the benefit of gas fired central heating to radiators.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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.

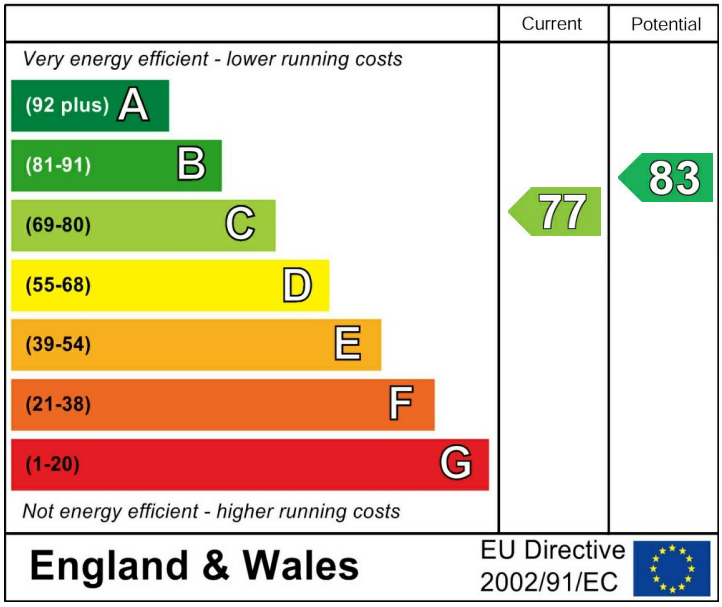
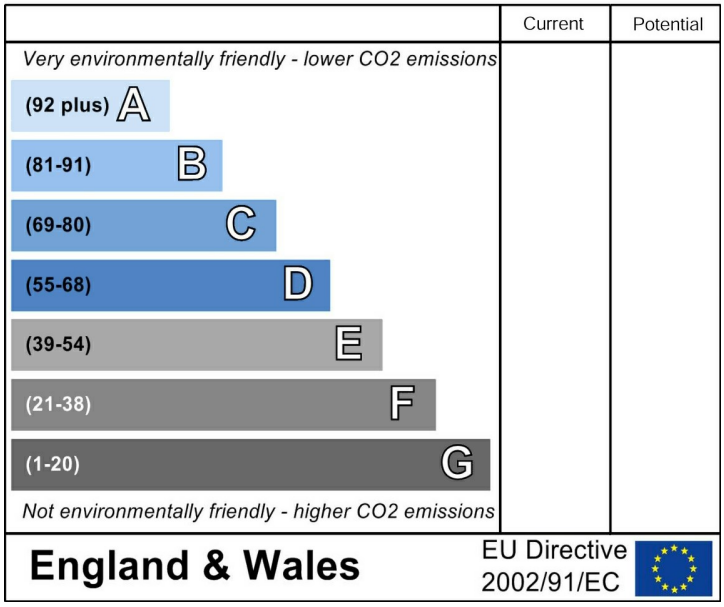
PROPERTY TO SELL?

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.

Ellerker
Brantingham
Cave Rd
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
Welton Waters
Activities Centre
Google
Map data ©2026 Google

Total area: approx. 292.0 sq. metres (3142.6 sq. feet)
14 Larchmont Close

Energy Efficiency Rating



Environmental Impact (CO_2) Rating