

35, Elloughtonhorpe Way,  
 Brough, HU15 1TJ  
 £354,995



Looking for an impressive family home, where there is space to grow and room to share as a family?

This house spans three floors with six bedrooms (two with ensembles) over two floors, with the addition of a family bathroom, shower room to the top floor and downstairs cloakroom.

The breakfast kitchen is light and bright with French doors leading into the south facing garden and there is a separate living room. The garage is integral and accessible from the hallway.

With the space this property has the top floor could be used as a "Guest Suite" or Teenagers den, gym/study room. The options are endless. A house with multifunctional rooms is a rare find, and this one is a stand out property and has the benefit of a south facing garden with mature shrubs and borders.

Elloughtonhorpe Way Brough, is positioned perfectly for the local school and access to shops, and easy access to A63 and M62. Pictures do not do this property justice, viewing in person is essential.

Tenure - Freehold  
 Tax Band - F  
 Epc - C



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Tenure: Freehold  
East Riding  
BAND: F

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

Access via UPVC double glazed door with side panels. With a further door leading to..

#### ENTRANCE HALL

With stairs leading to the first floor, cloakroom and door leading into the garage.

#### CLOAKROOM

Low level WC and wash basin. Half tiled walls.

#### LIVING ROOM

4.90 x 3.25 (16'0" x 10'7")

UPVC double glazed window to front aspect. Part glazed internal doors leading to..

#### BREAKFAST KITCHEN

7.72 x 3.33 (25'3" x 10'11")

This contemporary kitchen has a range of base and wall mounted units with breakfast bar and complimentary worktops, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks and floor. Integrated wall mounted double oven, ceramic hob, with extractor hood over and dish washer. Space for fridge/freezer. Opening into a bright dining space with French doors leading into the rear garden and side door accessing the side footpath.

### FIRST FLOOR

#### LANDING

With access to bedrooms and bathroom

#### MASTER BEDROOM

4.90 x 3.25 (16'0" x 10'7")

A generous master suite with fitted wardrobes, UPVC windows x 2 to the front elevation. Leading to..

#### EN-SUITE

2.39 x 1.63 (7'10" x 5'4")

Fitted white suite comprising shower cubicle, pedestal wash basin and WC. Tiled wall and window to side elevation.

#### BEDROOM TWO

3.30 x 2.87 (10'9" x 9'4")

Generous bedroom with fitted wardrobes. Window to front elevation. Door leading to...

#### EN-SUITE

1.75 x 1.63 (5'8" x 5'4")

White suite comprising shower cubicle, pedestal wash basin and WC. Tiled walls and window to rear elevation.

#### BEDROOM THREE

2.64 x 2.41 (8'7" x 7'10")

Window to front elevation and fitted wardrobes.

#### BATHROOM

2.64 x 2.31 (8'7" x 7'6")

White suite comprising, panelled bath with mixer shower tap, pedestal wash basin and WC. Tiled walls and window to side elevation.

### SECOND FLOOR

#### LANDING

With access to the bedrooms and shower room

#### SHOWER ROOM

2.59 x 2.11 (8'5" x 6'11")

White suite comprising, shower cubicle, pedestal wash basin, WC. Tiles wall and Velux window

#### BEDROOM FIVE

5.74 x 3.30 (18'9" x 10'9")

Window to side elevation and Velux window

#### BEDROOM SIX

5.74 x 3.48 (18'9" x 11'5")

Dormer window to front elevation Velux window to rear.

### OUTSIDE

To the rear of the property there is a south facing garden with well established shrubs and plants, decked terraced and seating area. There is also a small pond.

### ADDITIONAL INFORMATION

#### \*Broadband

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

#### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website: <https://checker.ofcom.gov.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 services to you. Details can be found on our website. We believe the tenure of the property to be Freehold.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### APPLIANCES

None of the appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



**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.

**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**

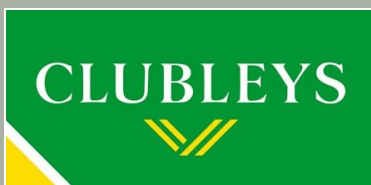
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



60 - 64 Market Place, Market Weighton,  
York, YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	

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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.