Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

45 Stockbridge Road, Elloughton, East Yorkshire, HU15 1HW

- Detached House
- Great Family Accommodation
- Four Beds / Two Baths
- Council Tax Band = F
- Lounge & Dining Room
- No Onward Chain
- Large Drive & Double Garage
- Freehold / EPC = C

£445,000

INTRODUCTION

Offering superb family accommodation, this sizeable four-bedroom detached home is ideally located in a popular residential area. Its attractively designed interior boasts numerous features, blending style with practicality.

The layout briefly includes a spacious entrance hall, a modern cloaks/WC, a large rear lounge, a separate dining room, and a generous living kitchen with a dedicated utility room. The first floor hosts four comfortable bedrooms, with Bedroom 1 enjoying the luxury of a walk-in wardrobe and an ensuite shower room. A contemporary family bathroom serves the additional bedrooms. The property benefits from gas-fired central heating radiators and double glazing.

Outside, the home is set on a good-sized plot. The front features an extensive driveway providing ample parking and leading to the double garage, which includes a convenient EV charging point. The rear garden enjoys a southerly aspect, combining a patio, a well-maintained lawn, ornamental borders, and mature boundary hedging, creating an inviting outdoor space. No onward chain.

LOCATION

Situated approximately 11 miles west of Hull, Elloughton is a well-appointed village that, combined with the adjacent village of Brough, provides a comprehensive range of amenities for daily needs.

Families will appreciate the well-reputed primary school in Elloughton, and the village falls within the catchment area for South Hunsley School, consistently ranked highly in East Riding league tables. For private education, options include the highly regarded Hull Collegiate in Anlaby, Hymers College in Hull, and Pocklington School.

The area boasts excellent transport links, with the nearby A63 offering seamless connections to the M62 and the national motorway network. Brough railway station provides regular services to Hull and London, and Humberside Airport is just a 30-minute drive away.

Beyond the essentials, residents can enjoy various attractions and amenities, including the Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, and scenic walking routes on The Wolds Way. The convenience of local supermarkets and various shops further enhances Elloughton's appeal.

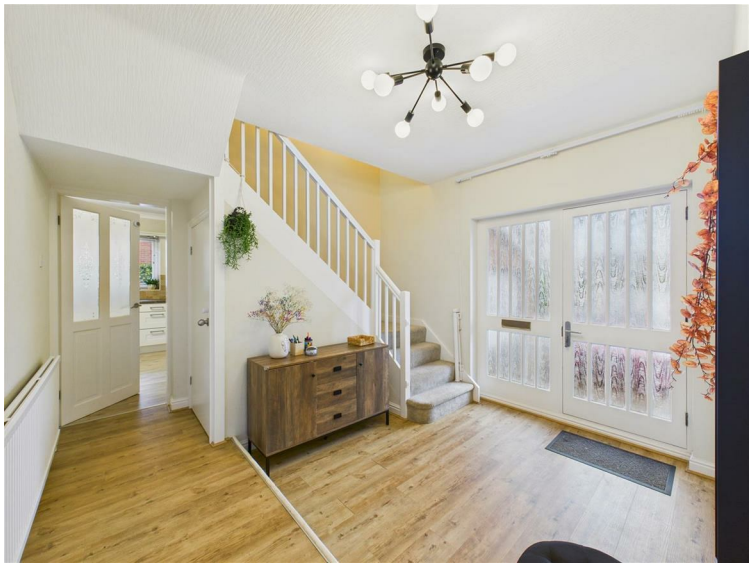
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor with cupboard under.



CLOAKS/WC

With modern suite comprising a vanity unit with wash hand basin and low flush WC.

LOUNGE

With feature fire surround housing a living flame gas fire. Window to the front elevation and patio doors to the rear garden.

DINING ROOM

Window to rear overlooking the rear garden.

LIVING KITCHEN

Having a range of shaker style base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, double oven, microwave, five ring gas hob with extractor above, larder fridge and dishwasher. There is a breakfast bar area and further space for living or dining with patio doors leading out to the rear garden.

LIVING AREA

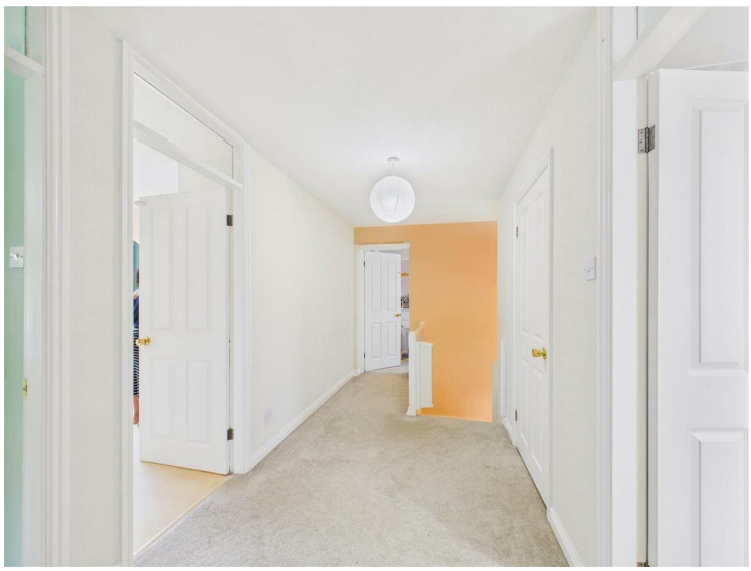
UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine. External access door to the side and internal access door to the double garage.

FIRST FLOOR

LANDING

With airing cupboard and access to the boarded loft space via a ladder.



BEDROOM 1

Window to front elevation.

WALK IN WARDROBE

With sliding doors and fitted hanging rails.

ENSUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush WC. Tiling to walls, window to front.

BEDROOM 2

With fitted wardrobes and window to rear.

BEDROOM 3

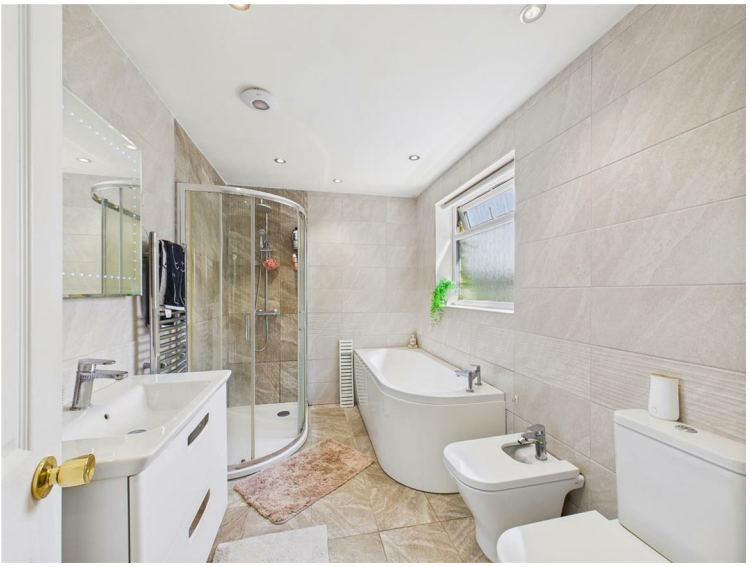
With fitted wardrobes and window to rear.

BEDROOM 4

With window to the front elevation.

BATHROOM

With stylish suite comprising a bath, separate shower enclosure, vanity unit with wash hand basin, low flush WC and bidet. Tiling to walls and floor, inset spotlights and window to the front elevation.



OUTSIDE

The property boasts a generous plot, with the house thoughtfully set back from the road. An extensive driveway provides ample parking and leads to the double garage, complete with a convenient car charging port. The southerly facing rear garden is bounded by mature hedged borders and features a lawn, patio areas and well stocked flowerbeds.

REAR VIEW

HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of 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 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, 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.

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

Floor 0

Approximate total area(1)

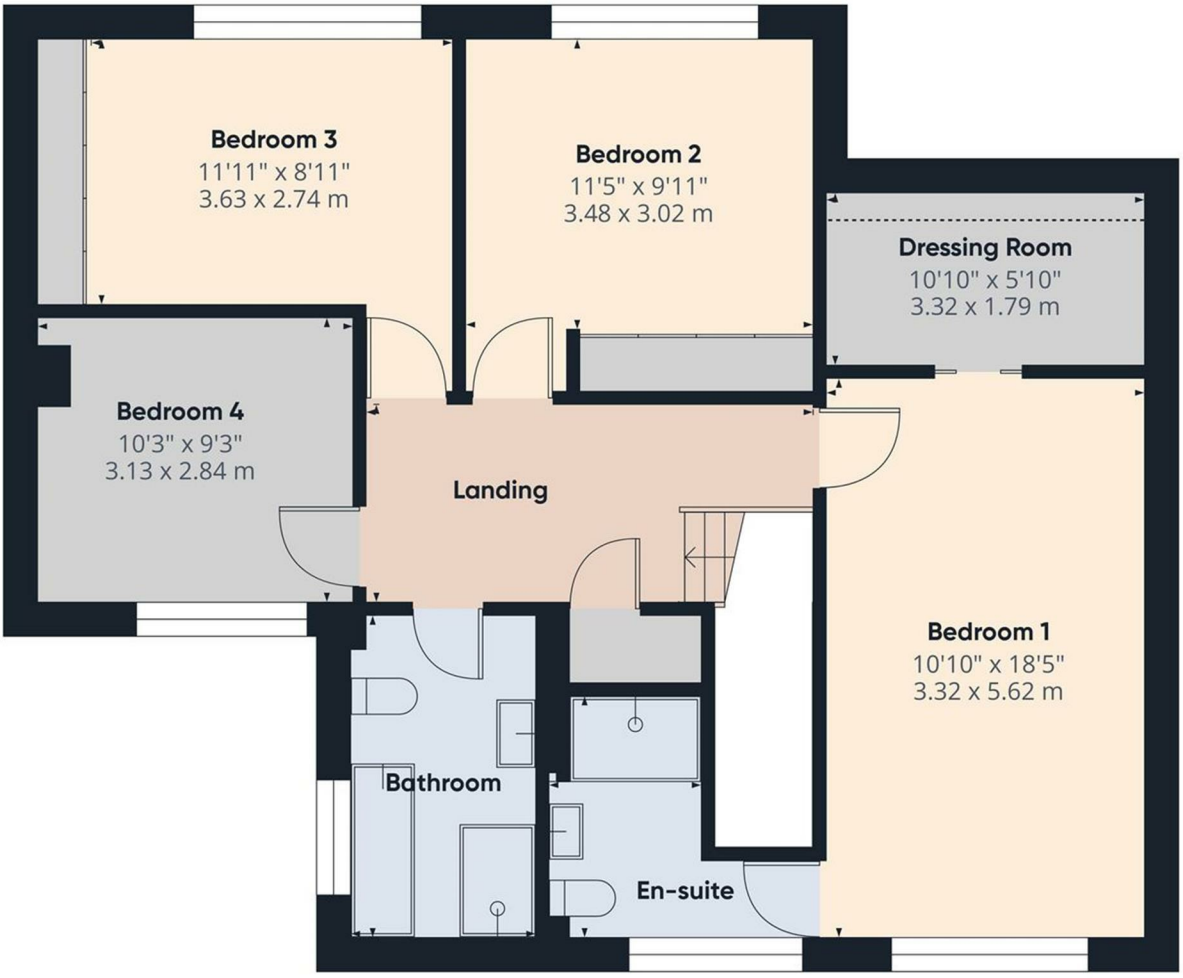
1179 ft²

109.5 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.

GIRAFFE360



Floor 1

Approximate total area(1)
848 ft²
78.8 m²

Reduced headroom
9 ft²
0.9 m²

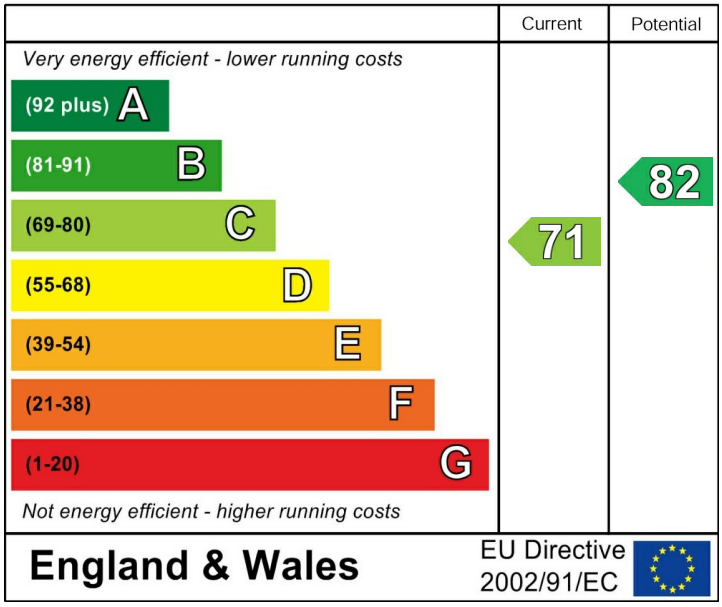
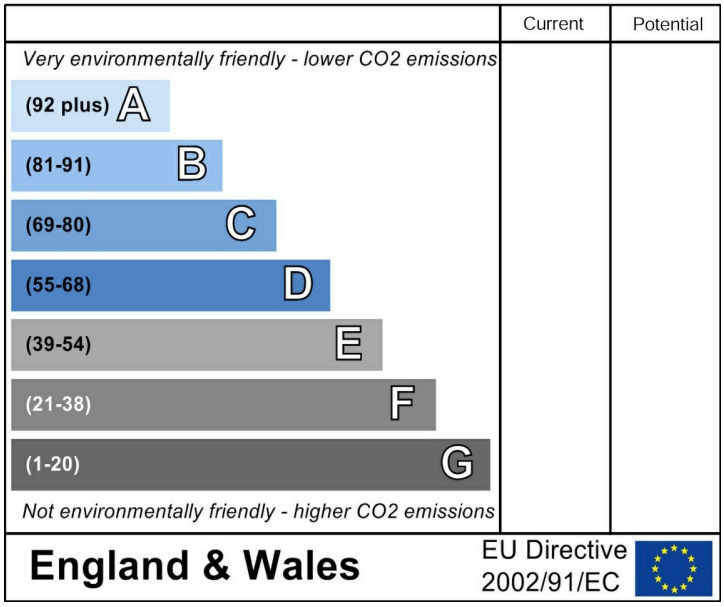
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating