

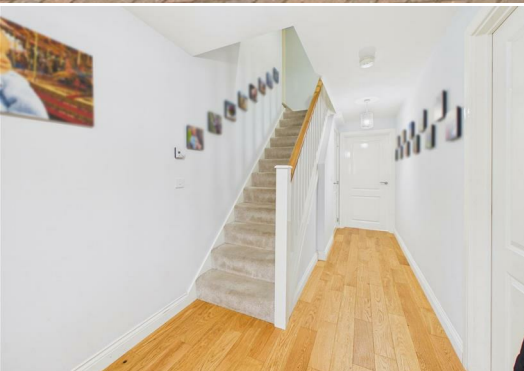
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



12 Longleat Avenue, Elloughton, East Yorkshire, HU15 1RL

- 📍 Modern Detached House
- 📍 4 Beds / 2 Baths
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = D
- 📍 Good Sized Corner Plot
- 📍 Lovely Rear Garden
- 📍 Garage & Excellent Parking
- 📍 Freehold / EPC = B

£300,000

INTRODUCTION

Occupying a prominent corner position within a sought-after development, this four-bedroom detached home is beautifully presented throughout. The property is designed for practical family living, featuring a well-proportioned layout and a private, south-westerly facing rear garden that maximizes the afternoon sun.

The ground floor centers around a stylish dining kitchen equipped with integrated appliances, alongside a comfortable lounge with French doors leading directly to the rear patio. A guest cloakroom and welcoming entrance hall complete the lower level.

Upstairs, the space is equally well-organized, offering four double bedrooms. Two of the rooms feature fitted wardrobes, with the principal bedroom benefiting from a modern en-suite shower room in addition to the main family bathroom.

The exterior is a particular highlight, with lawned gardens extending to the front and side. The partly walled rear garden offers a mix of lawn and patio areas, providing a secure and private outdoor space. A block-paved driveway provides off-street parking and leads to the integral garage.

LOCATION

Longleat Avenue is situated off Chatsworth Drive which forms part of a modern residential development off Welton Low Road in Elloughton. 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.

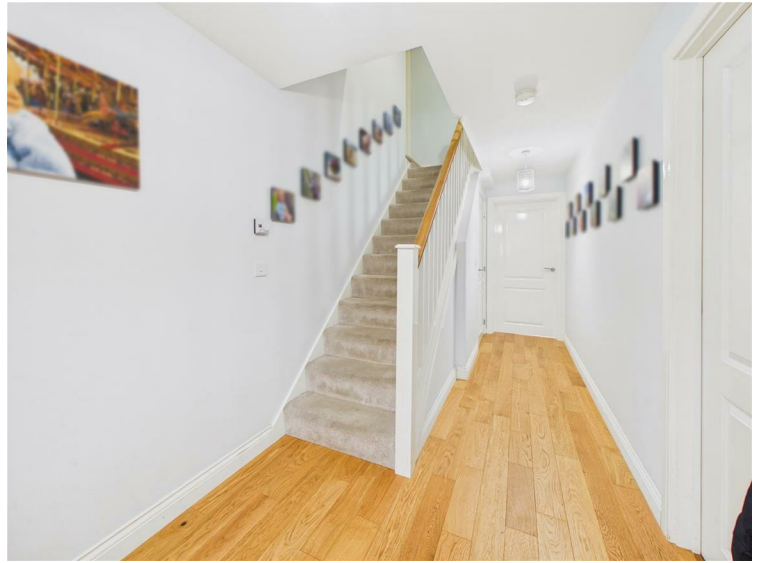
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor and engineered wood flooring.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Tiling to floor.



LOUNGE

With engineered wood flooring and French doors leading out to the south westerly facing rear garden.



DINING KITCHEN

Having a range of stylish base and wall units with Quartz worktops and upstands incorporating a one and a half bowl sink with drainer. A host of integrated appliances include a double oven, four ring gas hob with extractor above, dishwasher, fridge/freezer and washing machine. There is ample space for a dining table and chairs, tiled floor and bay window to the front elevation.



FIRST FLOOR

LANDING

With storage cupboard and cylinder cupboard.

BEDROOM 1

With fitted wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiled floor and window to rear.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to the front elevation.



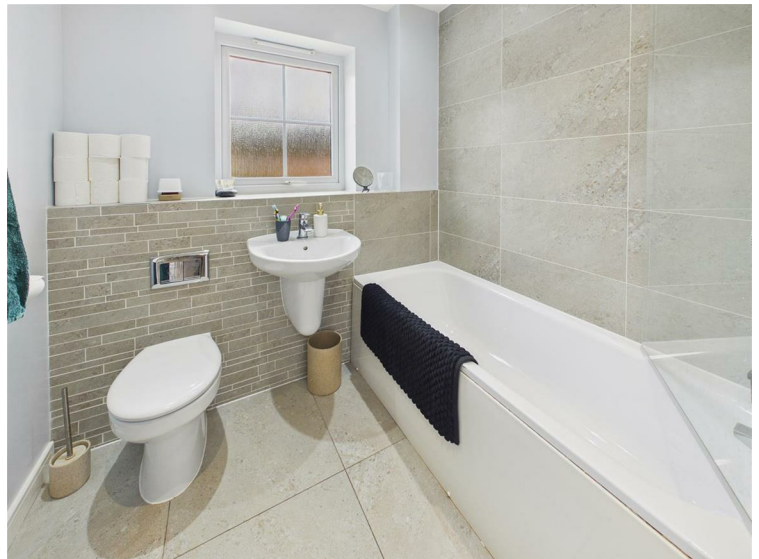
BEDROOM 4

With window to the rear elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail and window to the front elevation.



OUTSIDE

A lawned garden extends to the front and side and a driveway provides good parking and leads up to the integral garage with up and over door, power and light. To the side of the property there is plenty of on street parking available for guests. The rear of the property is a particular highlight enjoying a desirable south westerly aspect and is lawned with attractive borders and two patio areas which are ideally positioned to capture the sun throughout the day. The garden is enclosed by an attractive brick wall and fencing.



REAR VIEW



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 D. 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

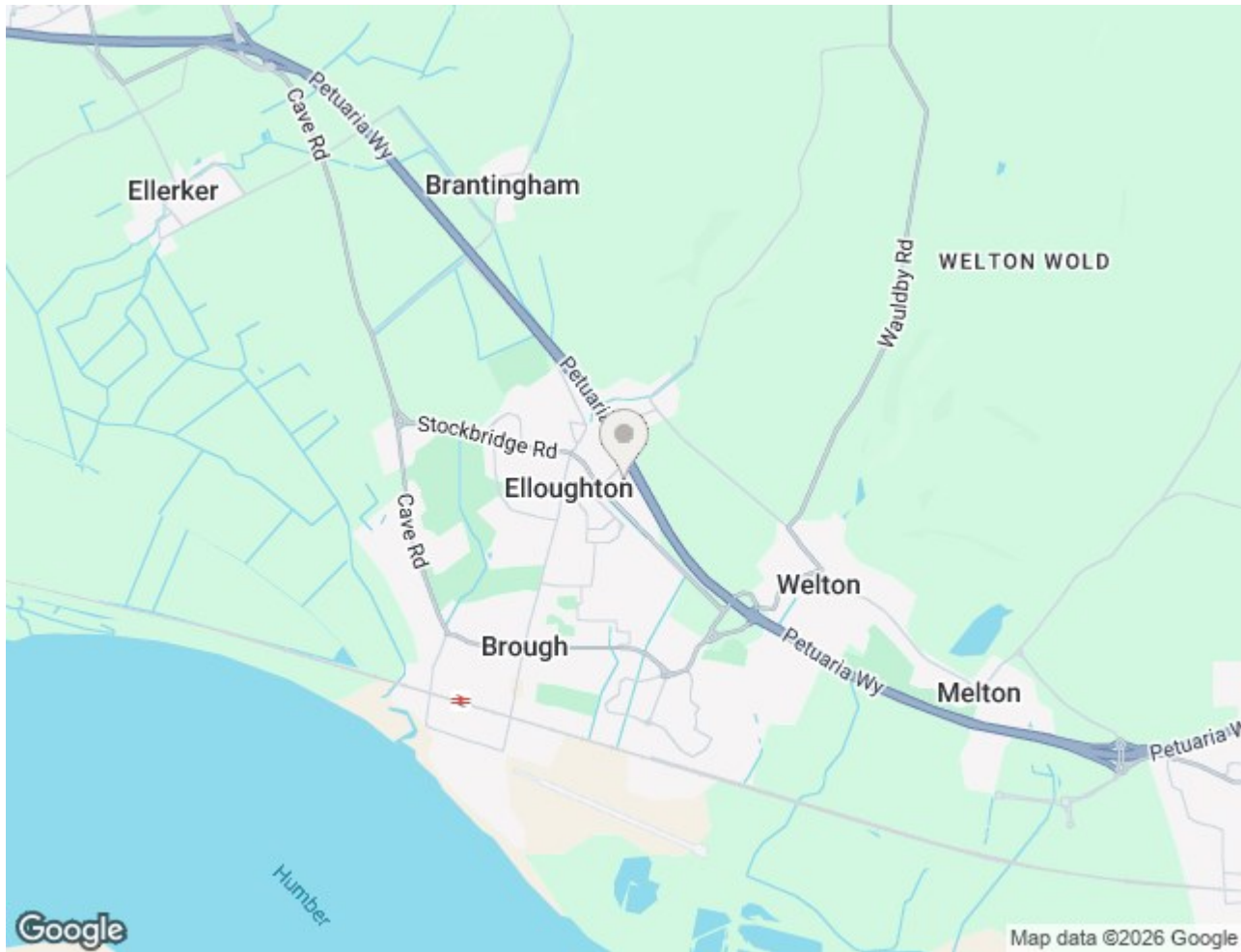
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

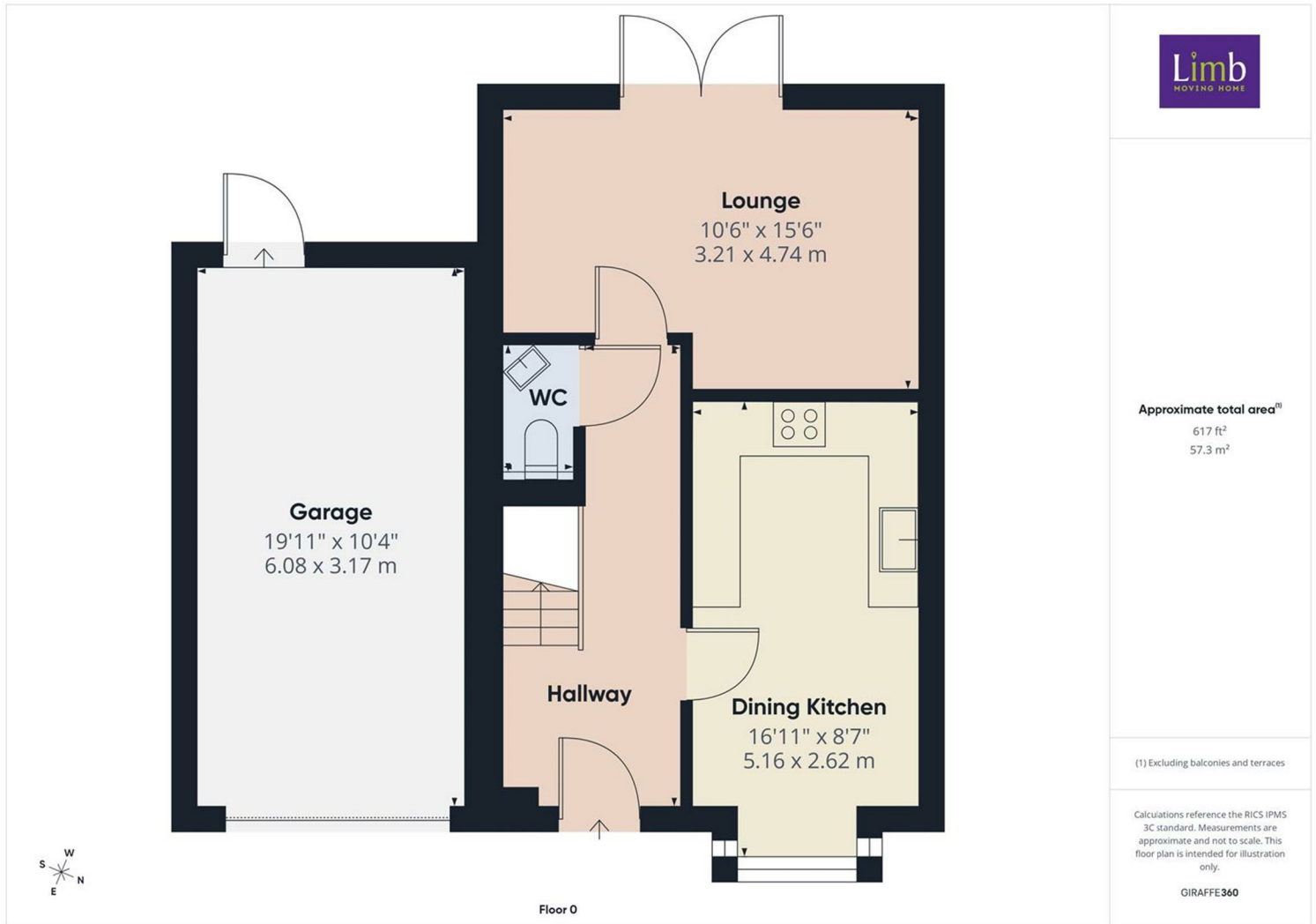
PHOTOGRAPH DISCLAIMER

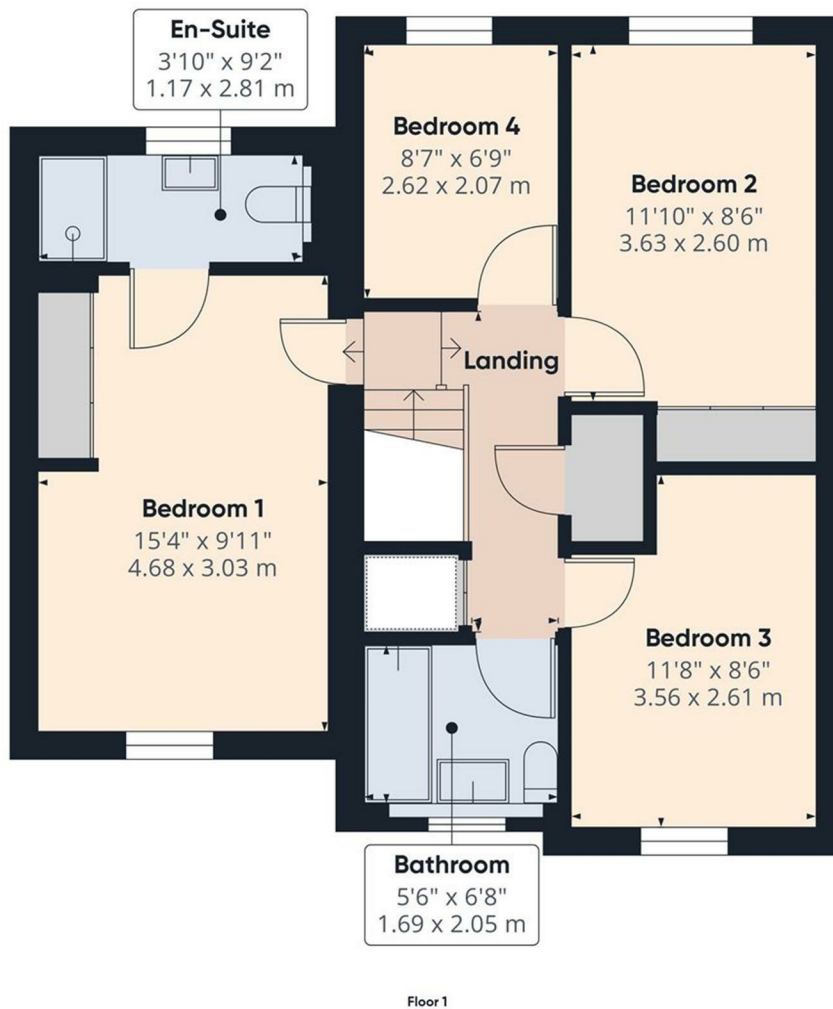
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

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.







Approximate total area⁽¹⁾
547 ft²
50.7 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	