

37, Welton Low Road,
Brough, Elloughton, HU15 1HR
Guide Price £225,000



A stunning cottage in the heart of Elloughton, sought after location. Beautifully refurbished and keen to find its new owner.

Good size lawned garden to the rear, with a spacious decking area. garage and driveway for multiple vehicles. This beautiful home provides two large bedrooms, modern bathroom to the first floor. Recently installed modern fitted kitchen with built in induction hob and oven, a separate utility room and downstairs cloakroom, lobby, and hallway.

A generous bright and airy living room with feature fire.

Viewing highly recommended. Do not miss this opportunity to acquire this rare find and make it your home!



Tenure: Freehold
BAND: C

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

UPVC double glazed door to front elevation. Leading to..

LIVING ROOM

4.57 x 3.73 (14'11" x 12'2")

UPVC double glazed windows to side and rear elevation. Feature electric fire.

FITTED KITCHEN

3.66 x 3.35 (12'0" x 10'11")

UPVC double glazed window to front and side elevation. Modern recently fitted with a range of base, floor and wall mounted units, Space for under counter fridge, integrated over and ceramic hob with extractor hood over, wood effect flooring. Understairs cupboard, door leading to...

LOBBY

Built in cupboard, door leading out to the driveway and to...

UTILITY/CLOAKROOM

2.36 x 1.75 (7'8" x 5'8")

UPVC double glazed window to rear elevation. Base unit with complimentary worktop, stainless steel sink and mixer tap, space for washer. Vanity wash basin and concealed low level WC, wood effect flooring.

FIRST FLOOR

LANDING

Airing cupboard housing Combi Boiler, UPVC double glazed window to front elevation.

BEDROOM ONE

4.57 x 3.73 (14'11" x 12'2")

UPVC double glazed window to rear and side elevation.

BEDROOM TWO

4.57 x 3.66 (14'11" x 12'0")

UPVC double glazed window to rear elevation.

BATHROOM

2.36 x 1.75 (7'8" x 5'8")

UPVC double glazed window to side elevation. Suite comprising panel bath with shower and mixer tap. Vanity wash basin and low level WC.

EXTERNAL

To the rear there is a large garden mainly laid to lawn with a spacious decking area, timber boundary fence mainly, with brick wall to one side. Detached garage. Gravelled driveway and multiple parking.

ADDITIONAL INFORMATION

EPC RATING -

COUNCIL TAX BAND C

*Broadband

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

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.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 service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

Mains gas, electricity, water and drainage are connected.

APPLIANCES

None of the appliances have been tested by the agent.



Ground Floor
Approx. 49.0 sq. metres (527.0 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 106.3 sq. metres (1143.7 sq. feet)

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

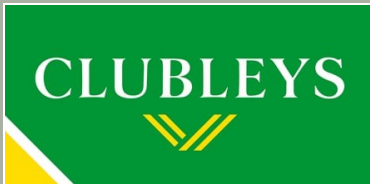
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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.



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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.