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Limb
MOVING HOME



34 Stockbridge Park, Elloughton, East Yorkshire, HU15 1JQ

 **Detached House**

 **Well Presented**

 **Versatile Layout**

 **Council Tax Band = E**

 **3 Double Bedrooms**

 **2 Shower Room**

 **Driveway & Garage**

 **Freehold/EPC = C**

£359,950

INTRODUCTION

Very deceptive from external appearance this lovely detached property provides generously proportioned and versatile accommodation with bedrooms to both ground and first floor levels. The accommodation is depicted on the attached floorplan briefly comprising an entrance hallway, 23ft lounge with feature fireplace, ground floor bedroom and shower room, sitting room and a stunning recently installed contemporary kitchen. Upon the first floor is a spacious landing area with airing cupboard, bed 1 with fitted wardrobes and en-suite shower room plus a further double bedroom. The property has the benefit of uPVC double glazing and gas fired central heating to radiators.

The property has a wide frontage to Stockbridge Park and is approached across an extensive driveway providing excellent off street parking and leading onwards to the car port and single garage. The front garden is largely gravelled with shrubbery. Gates lead to both sides of the house and the rear garden is arranged for ease of maintenance enjoying a south westerly aspect. There is a paved patio with path leading around the gravelled centre feature with established borders and a hedges boundary. There is a summerhouse to one corner and a greenhouse.

LOCATION

Stockbridge Park is located off Stockbridge Road in the village of Elloughton. Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor and storage cupboard under.



SITTING ROOM

11'10" x 8'5" approx (3.61m x 2.57m approx)
 With double doors opening out to the rear garden.



BREAKFAST KITCHEN

14'1" x 11'10" approx (4.29m x 3.61m approx)
 A recently refitted extensive range of high gloss fronted units with beautiful quartz work surfaces. Features include an inset one and a half sink and Blanco sink with Quooker instant hot water tap. Features also include an integrated oven with warming drawer, five ring gas hob with extractor hood above, microwave, dishwasher and washing machine. There is a housing for an American style fridge freezer. Windows overlook the rear garden and recessed spot lights are inset to the ceiling. An external access door leads out to the side of the property.



LOUNGE

23'7" x 10'10" approx (7.19m x 3.30m approx)

Having as its focal point a fire surround housing a living flame gas fire. Windows to front and side elevations.



BEDROOM 2

11'7" x 10'10" approx (3.53m x 3.30m approx)

Window to front elevation.



SHOWER ROOM

Being fully tiled with modern suite comprising a walk in shower, pedestal wash hand basin and low flush W.C. Window to side elevation.



FIRST FLOOR

LANDING

Spacious area with airing cupboard plus further storage cupboard. Velux style window to side elevation.



BEDROOM 1

11'11" x 11'11" approx (3.63m x 3.63m approx)
 With fitted wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Velux style window to side elevation.



BEDROOM 3

11'10" x 8'8" approx (3.61m x 2.64m approx)
 Window to front elevation.



OUTSIDE

To the front of the property is a gravelled garden area with shrubbery to the boundary. An extensive driveway provides excellent off street parking and leads onwards to the carport and single garage. Gates leads to both sides giving access to the rear garden which is arranged for ease of maintenance and enjoys a westerly aspect. There is a patio with path leading around a gravelled centre with established borders and a hedged boundary. There is a summerhouse to the corner.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

AGENTS NOTE

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. 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.





