Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

53 Elloughton Road, Brough, East Yorkshire, HU15 1AP

- Outstanding Period Detached
- Great Living Space
- So Much Character
- Council Tax Band = G
- 6 Beds plus Annexe
- Approx. 0.45 acre Plot
- Ideal Family Home!
- Freehold/EPC = D

£950,000

INTRODUCTION

This beautiful home of distinction stands impressively within grounds of approximately 0.45 acre in a highly desirable location on Elloughton Road, close to Westfield Park. Well maintained and with an abundance of period features this superb property also benefits from an attached and separately accessible ground floor annexe ideal for relations, guests or rental income. The accommodation extends to approximately 3,900 sq.ft. across three floors and is depicted on the attached floorplan. You cannot fail to be impressed by the stunning entrance hall with its beautiful staircase leading up to the two floors above. There are three reception rooms together with a conservatory and the kitchen has the benefit of a large pantry and nearby utility room. Six bedrooms cover the upper floors including a lovely main bedroom suite with dressing room and shower room. The accommodation has the benefit of gas fired central heating via modern boilers and uPVC double glazing. Outside, there is parking for several vehicles together with a double garage. The grounds incorporate sweeping lawns, patio areas, summerhouse, greenhouse and vegetable plot with the rear garden facing west. Viewing is an absolute must to fully appreciate the space available and appeal of this striking family home.

LOCATION

Situated on the western side of Elloughton Road, close to its junction with Westfield Park within Elloughton's conservation area, stands this impressive period property. The area of Elloughton-cum-Brough is served by well reputed primary schools with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also available nearby such as Tranby, Hymers College or Pocklington, all with a bus service available from Elloughton Road. Convenient access is provided to the A63 leading into Hull City centre to the east or the national motorway network to the west. The surrounding area provides an excellent range of facilities including supermarkets, local shops, cafes and public houses. Brough has its own mainline railway station providing inter city connections to London Kings Cross approximately 2 1/2 travelling time away. There area is also well served by recreation facilities including at the nearby Brough Golf Club.

ACCOMMODATION

A porticoed storm porch with an attractive tiled floor provides access to the entrance door. A part multi-paned entrance door opens to

ENTRANCE VESTIBULE

With window to front, attractive tiling to the floor. Part multi-paned door opens to the entrance hall

ENTRANCE HALLWAY

An impressive entrance hallway with an attractive staircase with polished handrail leading up to both the first and second floor galleried landings. Storage cupboard beneath stairs.

CLOAKS/WC

With low level W.C. and wash hand basin.

DRYING ROOM

With ceiling mounted extendable drying rack.

LIVING ROOM

A stunning room with large bay window to the rear elevation, having windows providing views of the garden and double doors opening out to a paved terrace. There is ornate cornicing and ceiling rose, together with a picture rail. Oriel style window to side elevation. The focal point of the room is a feature ornamental fire surround with cast insert and open fire with a tiled hearth. Beautiful wood floor extends to the perimeter of the room, together with a door from the hallway with inset stained glass glazing.

DINING ROOM

Again, with a stained glass glazed door from the entrance hall. This grand room has a deep bay window to the front elevation, with further windows to the side together with fitted drinks cabinet to alcove. The focal point of the room is an impressive fire surround, and there is attractive wood flooring to the surrounds of the room.

KITCHEN

The heart of the house, the kitchen has an array of fitted base and wall mounted units with work surfaces also housing a one and a half sink and drainer. Appliances include an integrated double oven, microwave, four in gas hob with extractor hood above and space for a dishwasher. There is an attractive tiled floor, window to side elevation and an original dresser cupboard to corner.

PANTRY

A deep walk-in pantry with plenty of shelving

SITTING ROOM

A room full of light with window overlooking the gardens to the west and there is a wall mounted electric gas fire, tv point and fitted cupboards. sliding doors open through the conservatory

CONSERVATORY

Overlooking the rear garden and with double doors opening out to the paved terrace

REAR LOBBY

With external access door and a corridor providing connection towards the annex

UTILITY ROOM

With window and door to rear. the room has extensive range of fitted units, work surfaces, double sink with mixer tap, plumbing for automatic washing machine and space for dryer. Tiling to the floor. External access door to rear.

REAR ANNEX

KITCHEN

With separate external access door from a rear patio. The kitchen features a range of fitted low level units incorporating a one and a half sink and drainer. There is a four ring gas hob with extractor hood above space for fridge. Wall mounted Worcester gas fire central heating boiler which serves the annex

LOUNGE

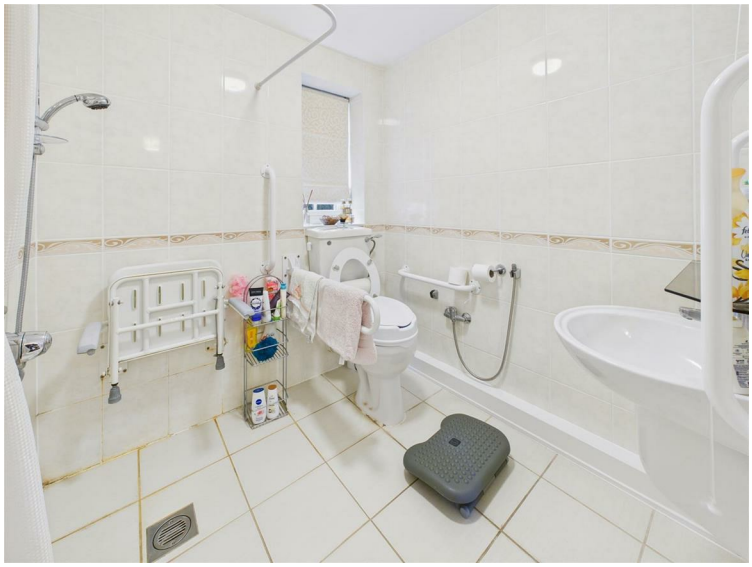
A beautiful room providing a panoramic view across the garden with windows and double doors leading out.

BEDROOM

A spacious double bedroom with two windows to the front elevation

WET ROOM

Fully tiled to walls and floor, with suite comprising WC, wash hand basin and shower area

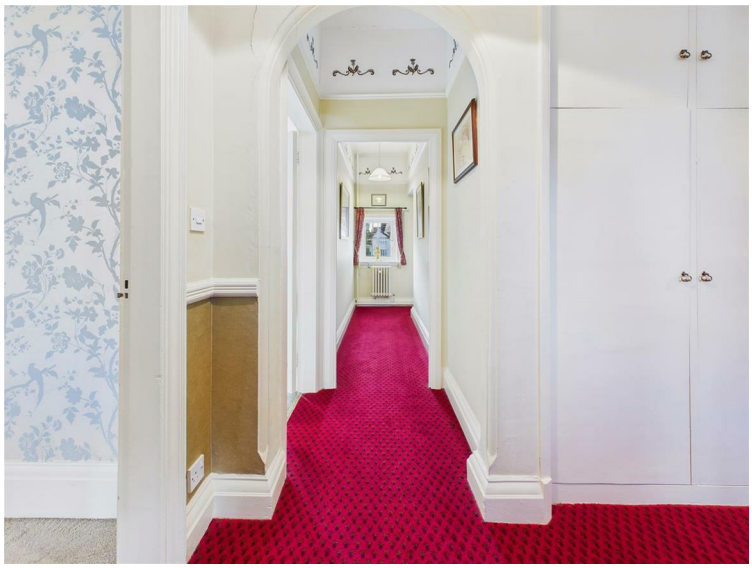


Whilst the annex is accessible separately from a rear patio, there is also an interconnecting door to the main house.

FIRST FLOOR

LANDING

The staircase leads past a feature stone cased window to the front with a further double glazed window to the front elevation. A staircase leads up to the second floor. Situated off the landing are a series of useful storage cupboards. with the further with the further staircase leading up to the second floor.



BEDROOM 1

A fabulous bedroom with semi-vaulted ceiling and windows which provide a fabulous view across the rear gardens.

DRESSING ROOM

A spacious room with fitted wardrobes dressing table and drawers. access through to ensuite

EN-SUITE SHOWER ROOM

With suite comprising large walk-in shower area with glazed partitions low-level WC and cabinet housing oval shaped wash hand basin. Tiling to the walls and floor

BEDROOM 2

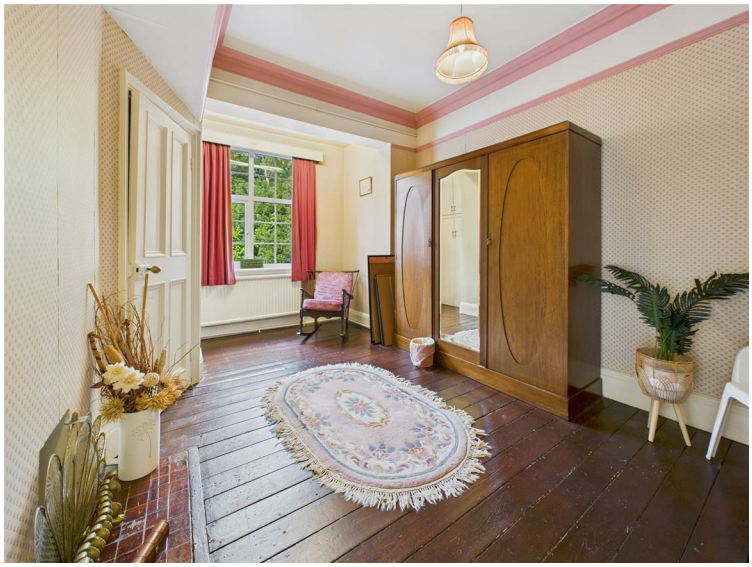
With deep bay window to the rear overlooking the gardens moulded coving to ceiling.

BEDROOM 3

With deep walk-in bay window to front elevation, period fire surround, cupboard to alcove, vanity wash hand basin to one corner.

BEDROOM 4

With window to side elevation. built-in wardrobe and cupboards moulded coving and picture rail.



BATHROOM

With classic suite comprising wash hand basin, bath with shower over and screen, tiled surround to walls.

WC

With low level WC

SECOND FLOOR

BEDROOM 5

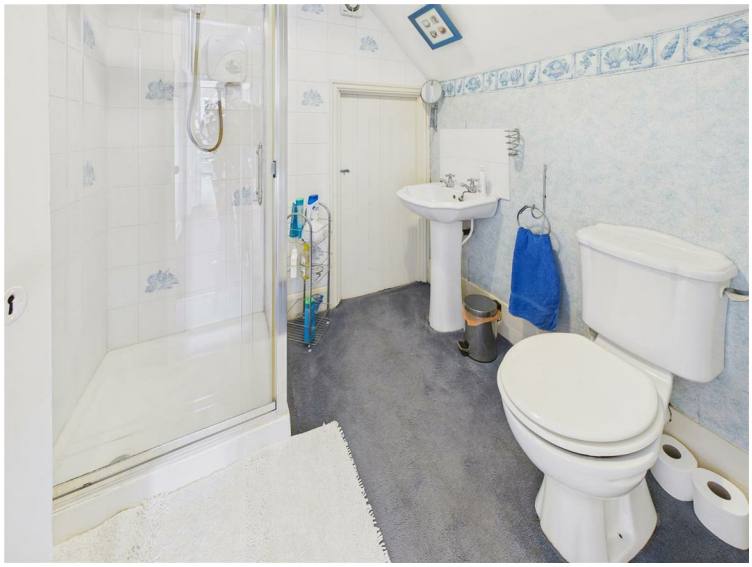
With window to south elevation, access to storage eaves.

BEDROOM 6

With window to north elevation access to storage eaves.

SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, access to storage eaves.



OUTSIDE

Wrought iron gates flank the entrance to the property which open to a wide gravel parking forecourt which can accommodate several vehicles. The property is well screened from the road with mature hedge and shrubbery. The lawn wraps around the front of the house and extends to one side. Directly to the rear of the house lies a paved terrace, ideal for relaxing or entertaining. An extensive lawn is bounded by mature hedges providing much seclusion and plenty of flora and shrubbery to provide areas of interest. A further rear patio is home to a summer house which looks back at the house, together with an area ideal as a vegetable plot.

REAR VIEW

GARAGING

A large double garage has concertina doors, providing access. The garage also houses a modern ideal gas-fired central heating boiler servicing the main house.

HEATING

Gas fired central heating to radiators.

DOUBLE GLAZING

uPVC framed double glazing is installed.

TENURE

Freehold

COUNCIL TAX BAND

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

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.

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.

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.

Cave Rd
Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
Welton Waters
Activities Centre
Google
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Ground Floor Main House

Approximate total area(1)
2055 ft²
191.1 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

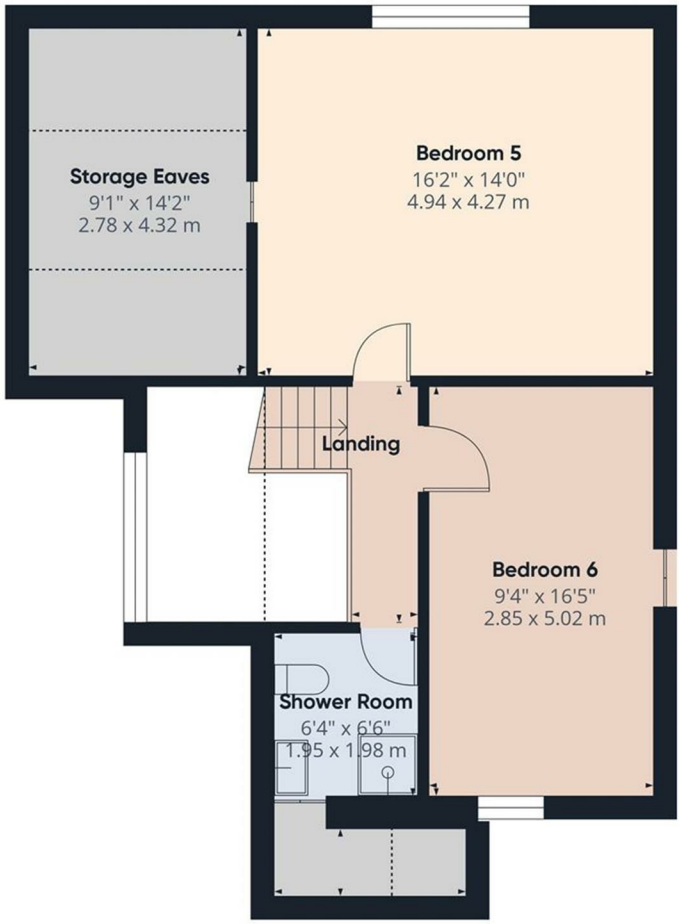
First Floor Main House

Approximate total area(1)
1280 ft²
118.9 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



Second Floor Main House

Approximate total area(1)
609 ft²
56.6 m²

Reduced headroom
86 ft²
8 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.

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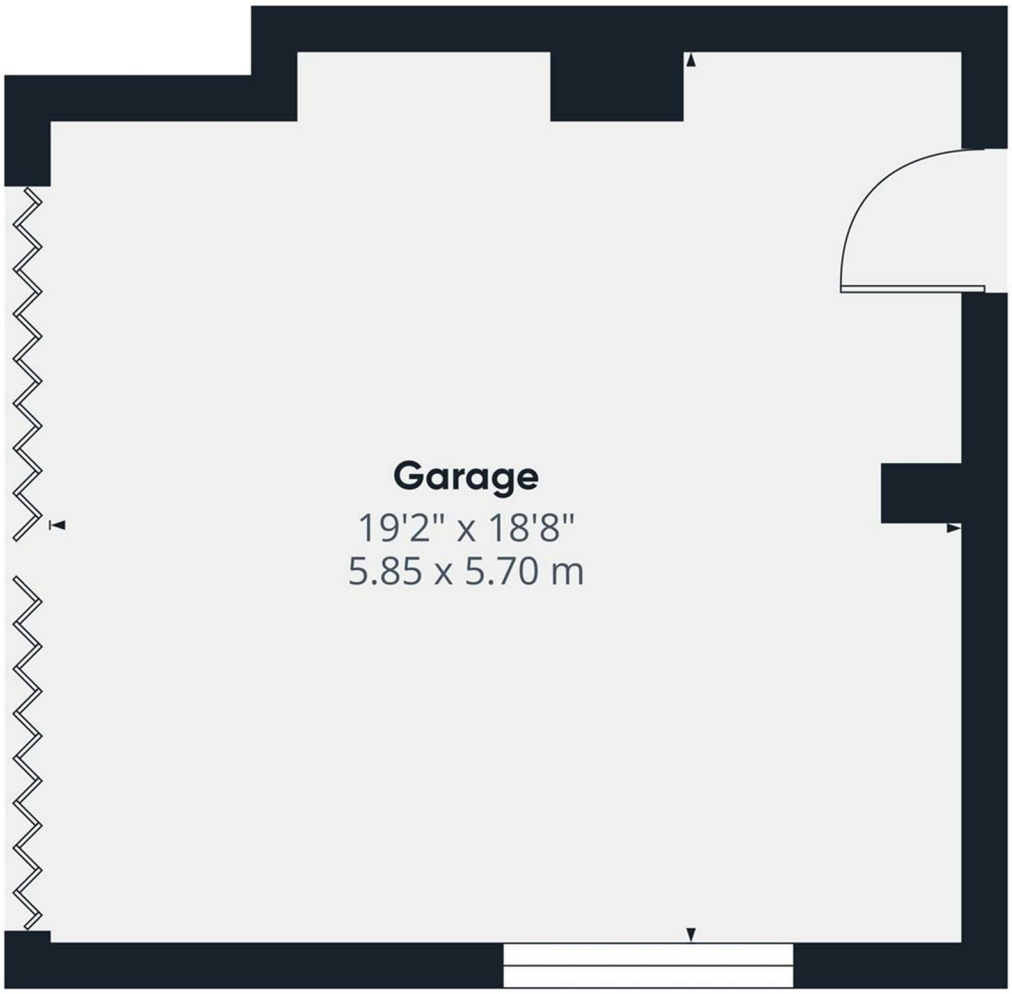

Floor 0 Garage

Approximate total area(1)
347 ft²
32.2 m²

(1) Excluding balconies and terraces

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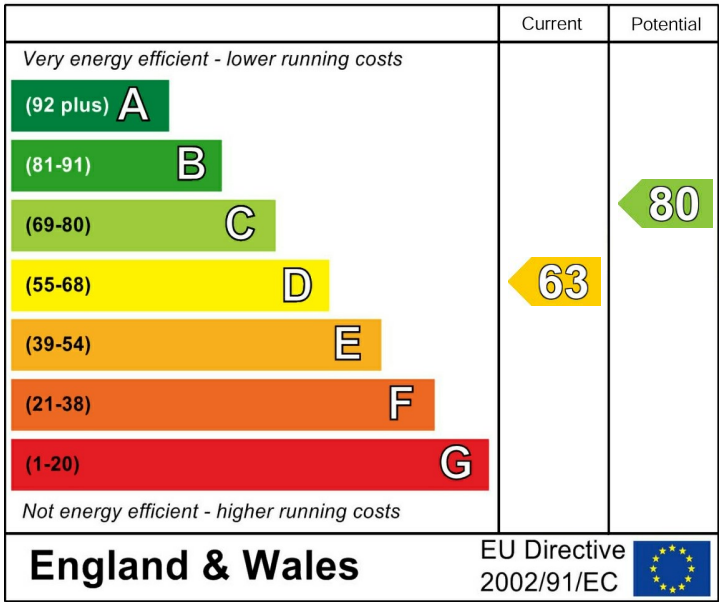
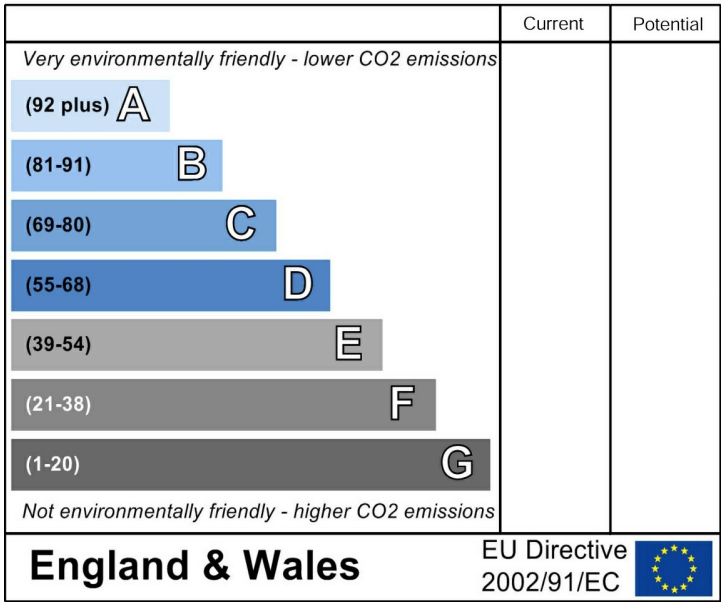
Energy Efficiency Rating



Environmental Impact (CO_2) Rating