Welton Road, Brough, East Yorkshire, HU15 1AF

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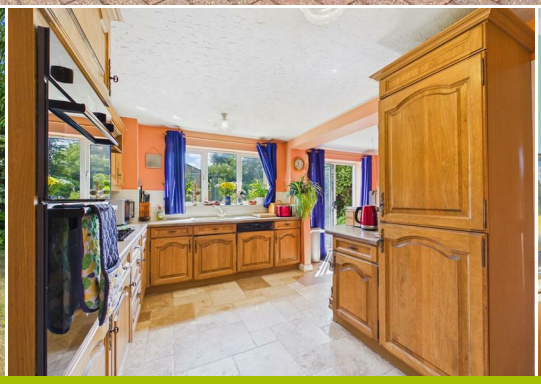
Limb
MOVING HOME

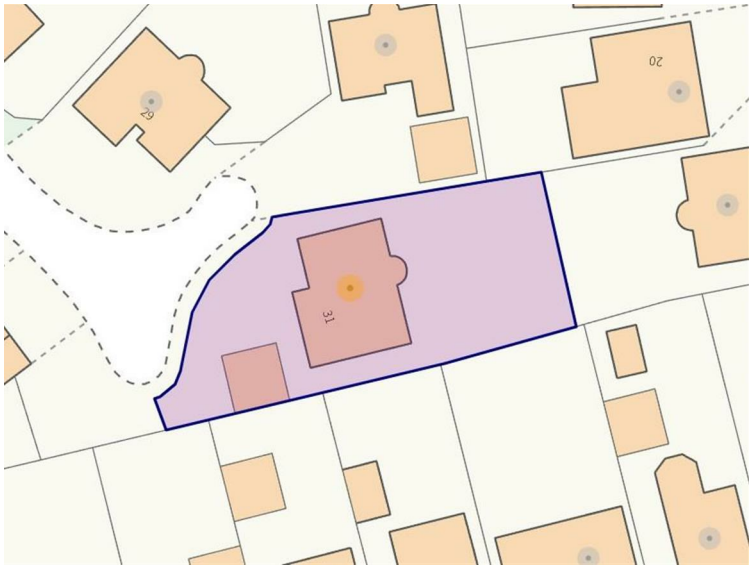


31 Spindlewood, Elloughton, East Yorkshire, HU15 1LL

- Impressive Detached Home
- 4 Generous Bedrooms
- 4 Reception Rooms
- Council Tax Band = G
- Established Garden
- Double Garage
- Scope to Enhance
- Freehold / EPC = C

£499,950

INTRODUCTION



Occupying a generous plot of approx 0.163 acre at the head of a cul-de-sac, this impressive detached family home offers spacious and versatile accommodation, complemented by a beautifully established rear garden, excellent off-street parking and a double garage.

The property has clearly been well maintained over the years and now offers buyers an exciting opportunity to update and reconfigure the layout to suit their own lifestyle and tastes. The accommodation comprises a spacious entrance hallway, lounge, dining room, study, home office/sitting room, kitchen with adjoining dining area, utility room and ground floor W.C. To the first floor are four generously proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, a block paved driveway provides ample parking and leads to the double garage with automated door. To the rear, the established garden enjoys a generous lawn, mature flower and shrub borders together with patio seating areas, creating a delightful outdoor space.

LOCATION

The property enjoys a cul-de-sac position along Spindlewood, which runs off Brantingham Road in the sought-after village of Elloughton. Elloughton is an established and highly sought-after village situated approximately 10 miles to the west of Hull. Together with the neighbouring town of Brough, it offers an excellent range of amenities, highly regarded schools and superb transport links, making it one of the East Riding's most desirable residential locations.

Whilst retaining its village character, Elloughton benefits from a traditional village pub together with a range of everyday amenities. The neighbouring town of Brough offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, creating a superb blend of village living with the convenience of a larger town.

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 opportunities 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 railway 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 village, residents are perfectly placed to enjoy the beautiful Yorkshire Wolds, renowned for their rolling countryside, picturesque villages and extensive walking and cycling routes. The nearby market town of Beverley offers an excellent choice of shopping, dining and leisure facilities, whilst the historic city of York is within easy reach for those wishing to explore its many cultural and heritage attractions.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with oak flooring and staircase leading up to the first floor.

LOUNGE

With bay window to the front elevation and patio doors leading out to the rear garden. There is a feature fire surround housing a living flame gas fire and oak flooring.

STUDY

Window to the front elevation.

HOME OFFICE / SITTING ROOM

Accessed via double doors from the entrance hallway, this spacious and versatile reception room provides excellent additional living space and is currently fitted as a home office with a range of desks, cupboards and shelving. Oak flooring and windows to the front elevation.

DINING ROOM

With double doors from the hallway and attractive curved bay window to the rear.

KITCHEN

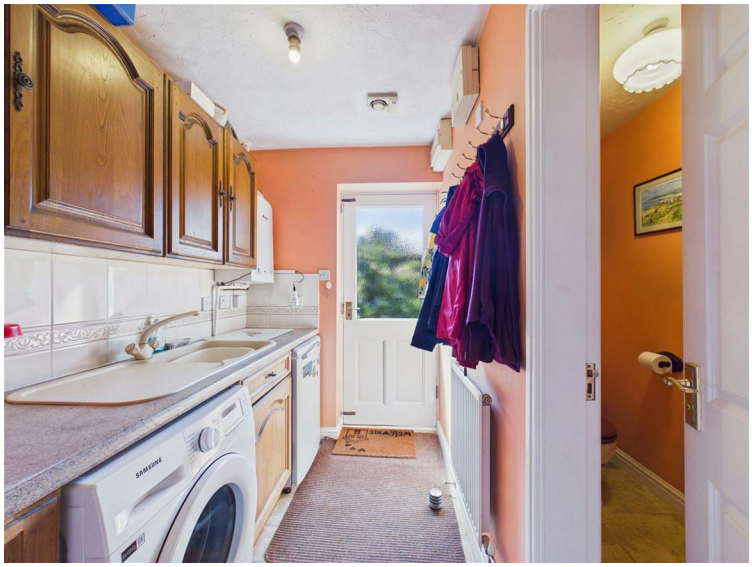
Fitted with a range of units and laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven and four ring gas hob with filter above plus a dishwasher and fridge/freezer. Opening through to the dining area.

DINING AREA

With patio doors leading out to the rear garden.

UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, space for further appliance and external access door to side.



CLOAKS/W.C.

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

FIRST FLOOR

LANDING

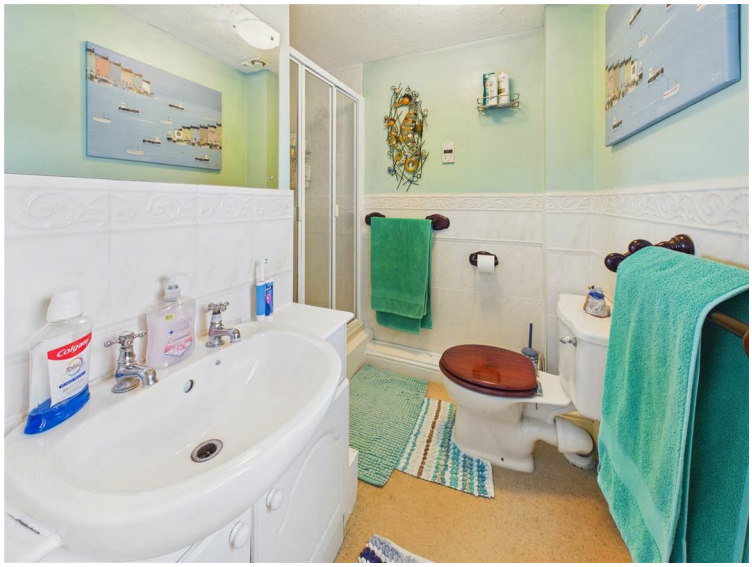
With cylinder/airing cupboard.

BEDROOM 1

With fitted wardrobes and window to the front elevation.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinet with wash hand basin and low flush W.C. Window to the front elevation.



BEDROOM 2

With fitted wardrobes and window to the front elevation.

BEDROOM 3

With fitted wardrobes and windows to the rear elevation.

BEDROOM 4

With fitted wardrobes and window to the rear elevation.

BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled surround and window to rear.

OUTSIDE

The property occupies a generous plot with gardens extending to both the front and rear. A block paved driveway provides ample off-street parking and leads to the double garage with automated door. The rear garden is a particular feature, being predominantly laid to lawn and complemented by well-stocked flower and shrub borders together with a pond, creating an attractive and well-established outdoor environment. A generous patio adjoins the house, whilst a further seating area beneath a timber pergola, adorned with mature climbing shrubs, provides the perfect place to relax and enjoy the surroundings.

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 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. 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.

Ferry Rd
Petuaria Wy
Cave Rd
Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
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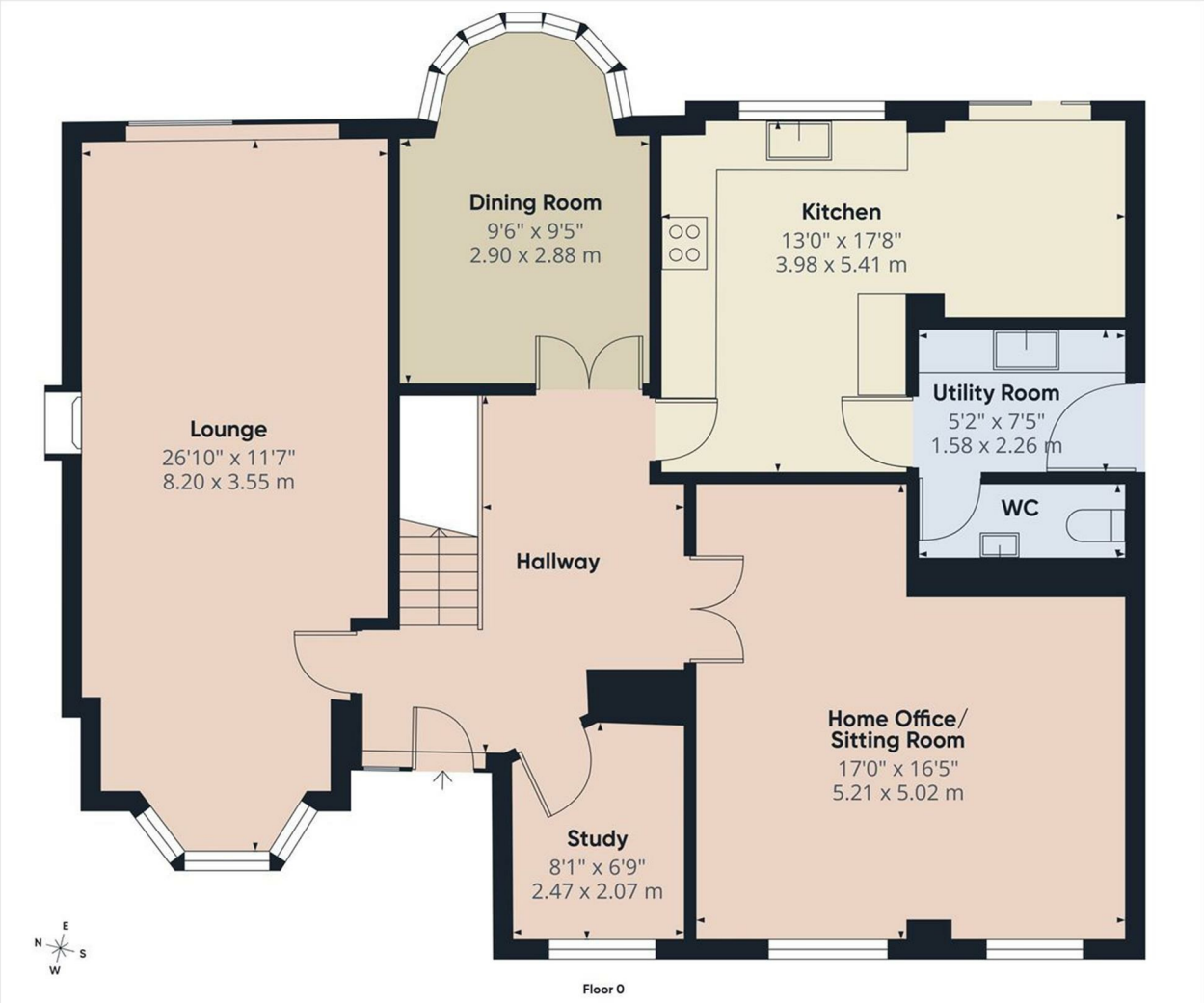


Approximate total area(1)

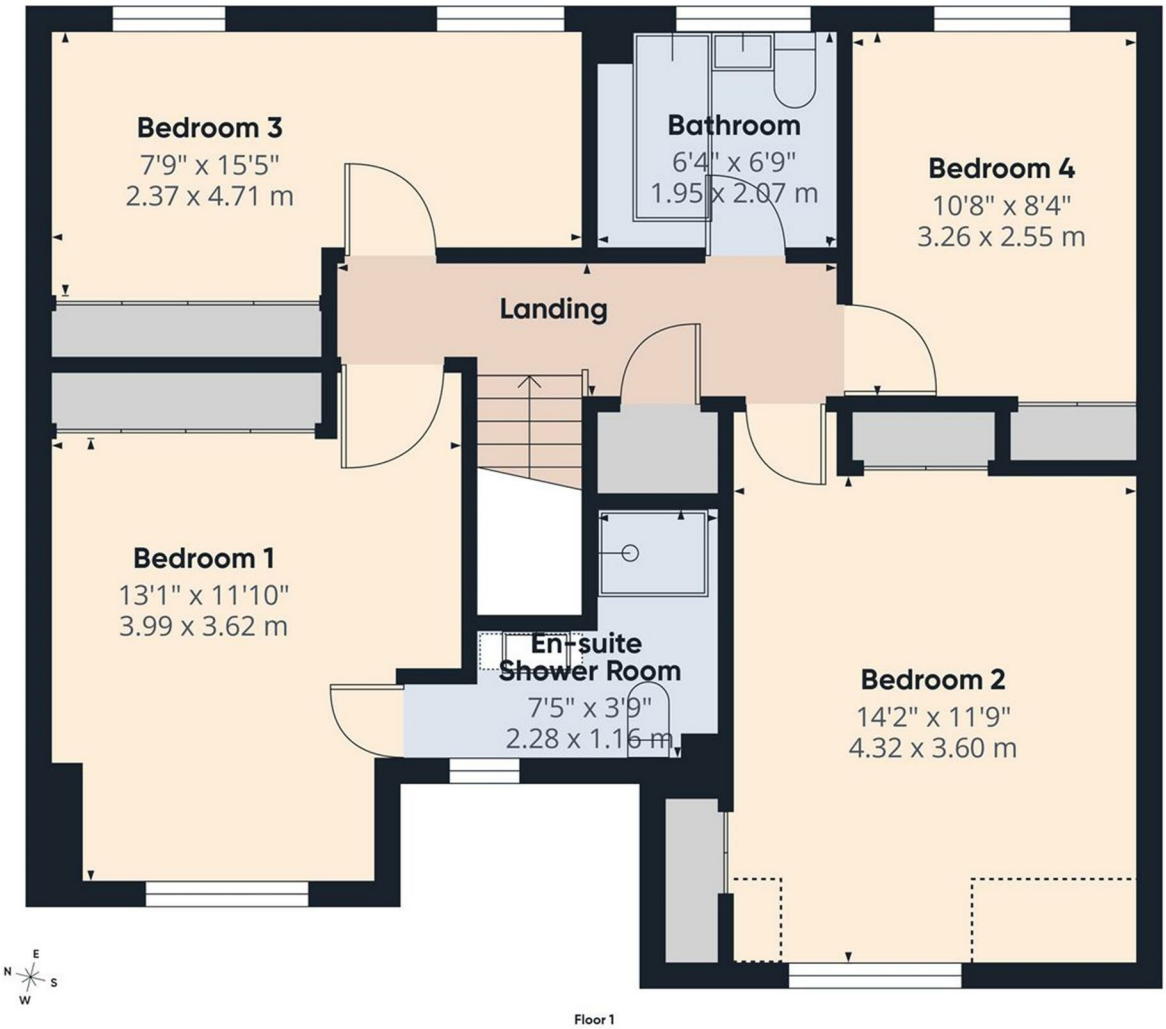
1102 ft²

102.3 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



Approximate total area(1)
721 ft²
66.9 m²

Reduced headroom
15 ft²
1.4 m²

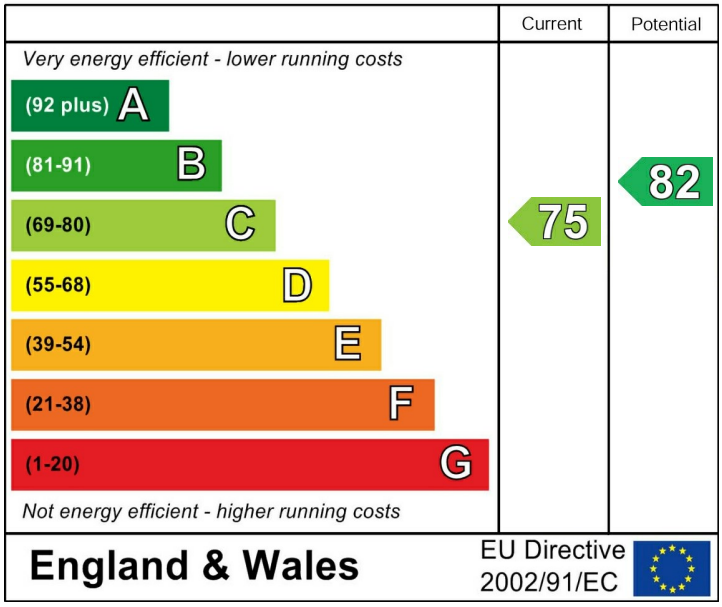
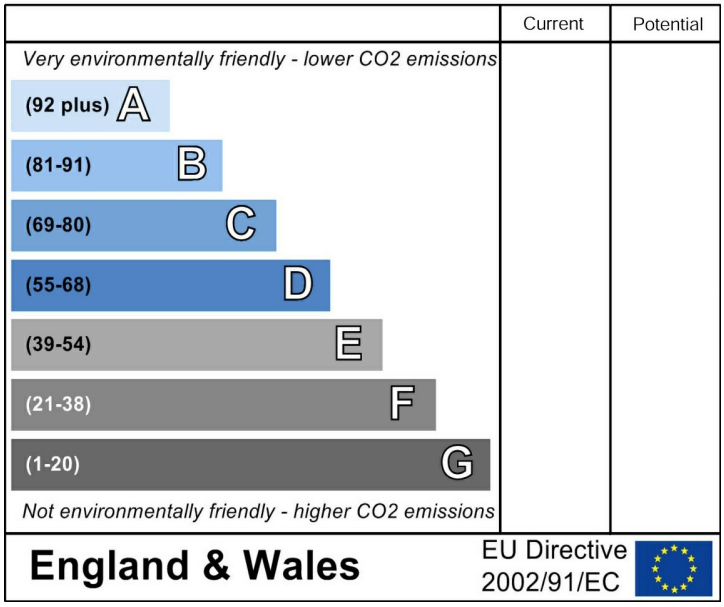
(1) Excluding balconies and terraces

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