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Limb
MOVING HOME

1 Lodge Close, Elloughton, East Yorkshire, HU15 1LU

- Substantial Detached Bungalow
- 4 Double Bedrooms
- Approx 1/4 Acre
- Low Maintenance Garden
- Versatile Accommodation
- Double Garage
- Council Tax Band = G
- Freehold / EPC = C

£750,000

INTRODUCTION

A high-quality, exceptionally spacious four-bedroom detached bungalow, tucked away within a delightful part-walled plot of approximately 1/4 of an acre and offering excellent accessibility features throughout.

Offering an extensive and highly versatile range of accommodation, this impressive property is designed with both comfort and accessibility in mind, featuring wide doorways and seamless access throughout. The bungalow opens into a spacious and welcoming entrance hallway, leading to a substantial lounge and an adjoining conservatory. The living space further comprises a separate dining room, a dedicated snug, and a well-proportioned dining kitchen complemented by a practical utility room and a guest cloakroom.

There are four double bedrooms and a well-appointed family bathroom. Two of the bedrooms benefit from en-suite facilities, including the principal bedroom, which features a comprehensive range of fitted furniture and a built-in hoist system connecting directly to a large en-suite bathroom, complete with a Gemini height-adjustable bath and a wetroom shower area.

Approached via automated gates, the property opens onto a secure courtyard providing ample parking and leading to a double garage. The bungalow sits within a generous 1/4-acre plot, featuring low-maintenance gardens that extend to both the side and rear, perfectly positioned to enjoy a highly desirable south and westerly aspect. Block-paved ramps ensure the external areas remain fully accessible.

LOCATION

Lodge Close is a private road situated off Thornhams Way, 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.

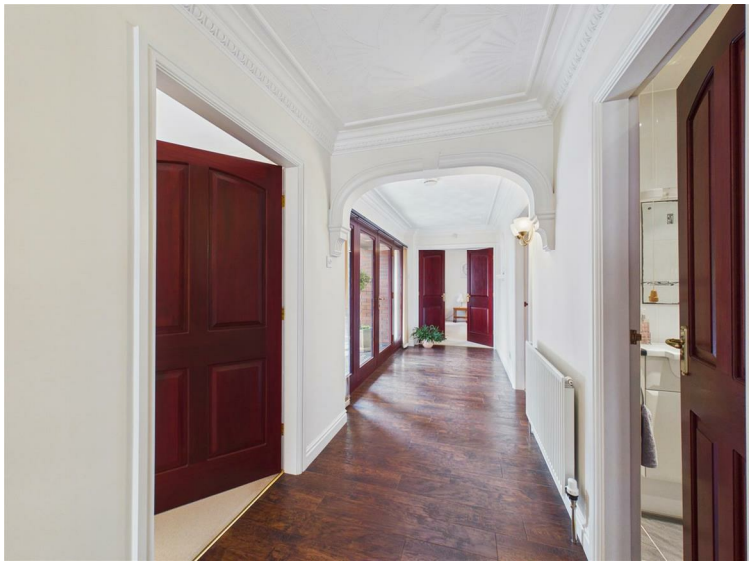
ACCOMMODATION

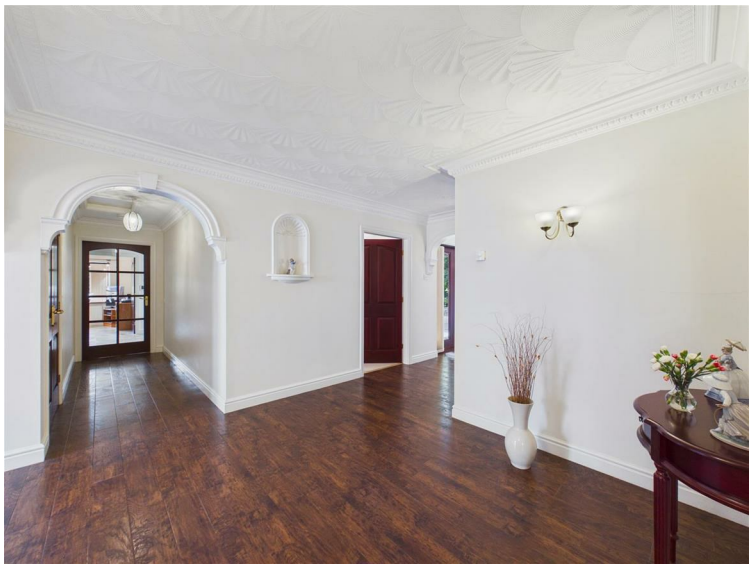
The layout and room sizes are detailed on the attached floorplan.

Hardwood framed residential entrance door with glazed side panels to:

ENTRANCE HALLWAY

Spacious and welcoming with Karndean flooring, cupboard housing the central heating boiler and water cylinder, window nook to the side elevation.



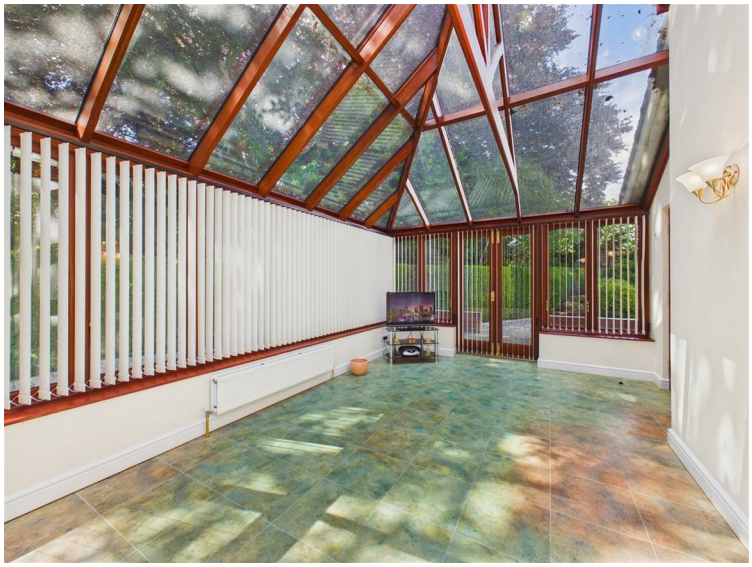


LOUNGE

With feature fireplace housing a living flame gas fire. Window with deep sil to the front elevation. Bay window to the rear.

CONSERVATORY

With double doors leading out to the rear garden.



DINING ROOM

Window to the rear elevation.

DINING KITCHEN

Having a range of oak effect units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, electric hob with extractor above, dishwasher and fridge/freezer. Ample space for a dining table and chairs, Karndean flooring, window to side and window with deep sill to the front elevation.

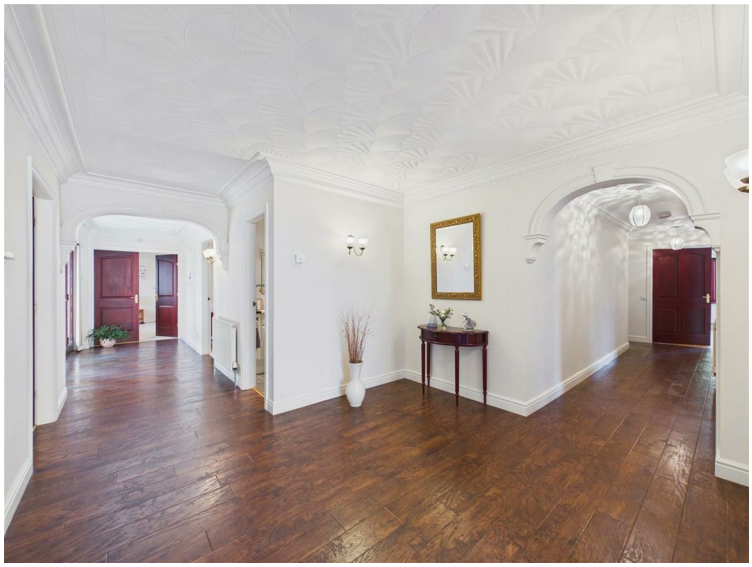
SNUG

Featuring a window with deep sill to the front elevation.

UTILITY ROOM

With fitted units, sink and drainer, integrated washing machine and dryer, fridge, karndean flooring and hardwood stable door to the side elevation.

INNER HALLWAY



BEDROOM 1

With fitted wardrobes. A door leads out to the rear patio. There is a fixed track hoist through to the en-suite bathroom.

EN-SUITE BATHROOM

With fixed track hoist and accessible suite comprising an open shower area with body heater, Gemini height adjustable accessible bath, wash hand basin and raised height bidet toilet. Fitted cabinet, tiling to walls and window to side elevation.

BEDROOM 2

With large walk in wardrobe and window to rear.

BEDROOM 3

With fitted wardrobes and window to the side elevation.

BEDROOM 4

With window to the side elevation.

EN-SUITE SHOWER ROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiling to walls and floor, window to side elevation.

BATHROOM

With suite comprising a corner bath, shower enclosure, vanity unit with wash hand basin, low flush W.C., inset spot lights, heated towel rail, tiling to walls and floor, window to side.

GUEST W.C.

With vanity unit incorporating a wash hand basin and low flush W.C. Tiling to wall and floor, inset spot lights and heated towel rail.

OUTSIDE

Approached via automated wrought iron gates with secure video access, the property opens onto a secure courtyard providing ample parking and leading to a double garage equipped with an automated door, power, and light. The bungalow sits within a generous 1/4-acre plot, featuring low-maintenance gardens that extend to the side and rear to take full advantage of a highly desirable south and westerly aspect.

Block-paved ramps ensure the external areas remain fully accessible, leading to a large rear patio that serves as an ideal space for outdoor seating. The gardens are further enhanced by raised planters with attractive shrubbery and mature trees. Additional external features include a side patio area positioned under a carport directly off the utility room, a practical brick store with power and light, and comprehensive outdoor ambient and security lighting.

DRIVEWAY

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of hardwood framed 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, 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
(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.

Petuaria Wy
Cave Rd
Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
Google
Map data ©2026 Google

Approximate total area(1)

2367 ft²

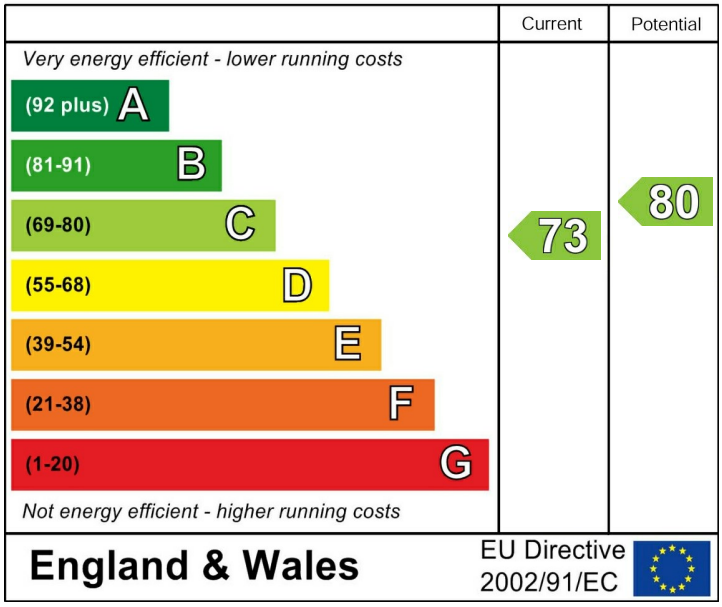
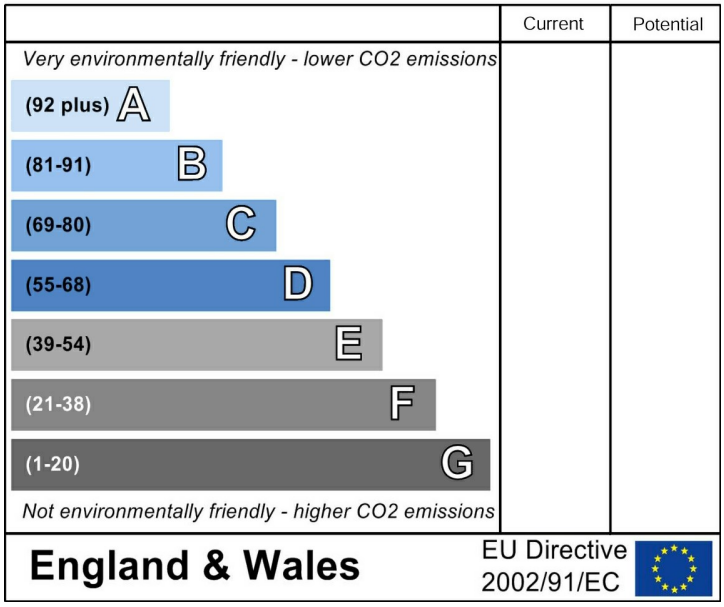
219.8 m²

(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



Environmental Impact (CO_2) Rating