

1 Lodge Close, Elloughton, Brough, East Riding of Yorkshire, HU15 1LU

FINE & COUNTRY

A UNIQUE PROPERTY IN A PRIVATE DISCREET WALLED GARDEN SETTING DOWN A LONG DRIVEWAY WITH ELECTRIC GATES.







This spacious four-bedroom home offers around 2,400 sq. ft. of versatile, single-storey accommodation, including three bathrooms, three reception rooms, a large conservatory, a generous dining kitchen and a substantial double garage. With a south-facing rear garden and the village amenities, schools, transport links and beautiful Yorkshire Wolds countryside close by, it offers space, privacy and convenience in equal measure.

From the Agent’s Perspective
If you’re looking for a home with plenty of space, privacy and the flexibility to suit different needs, this property on Lodge Close is well worth a look.

One of the first things you’ll notice is the setting. The property is approached via a long driveway with electric gates, leading into a private, walled garden.

The bungalow sits fairly centrally within its plot, giving it a good sense of space, while the south-facing rear aspect makes the most of the garden.

Inside, there is around 2,400 sq. ft. of accommodation, all arranged on one level. This makes it a great option for anyone who prefers single-storey living, whether for convenience now or for the years ahead.

The wide doorways also provide easier access for those with mobility needs.

The layout is particularly versatile. There are four bedrooms and three bathrooms, making it suitable for families, visiting guests or anyone who needs extra room to work from home.













With three reception rooms, there is plenty of choice when it comes to how you use the space. You could have a separate sitting room, a more relaxed family room and a dedicated dining or hobby room, depending on what works best for you.

The large conservatory is another useful addition, providing extra living space with views across the garden.

The substantial double garage offers space for vehicles, storage or hobbies, while the large dining kitchen gives you room for everyday meals and time together around the table.

The location is another real plus. Elloughton is a popular village at the foot of the Yorkshire Wolds, with the local primary school, shops and everyday facilities all within easy reach.

There is also a regular bus service, and Brough railway station is less than a mile away, with direct services to London King's Cross. The nearby A63 and M62 make travelling further afield straightforward.

For anyone who enjoys getting outdoors, the surrounding countryside is a real draw. Elloughton Dale and the Yorkshire Wolds offer lovely walking routes, with the Wolds Way close by.

Overall, this is a spacious and adaptable home in a convenient village setting, offering a combination of privacy, practical living space and access to the countryside that is hard to overlook.

Agents Note
The property lies in a conservation area.

Security
The property has a burglar alarm system and an entry ring doorbell installed.

Tenure
The property is freehold.

Council Tax
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*







Fixtures & Fittings
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings
Strictly by appointment with the sole agents.

Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from the Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:
To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.









Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

FINE & COUNTRY

Unit 59, Welton Road, Brough, HU15 1AB

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

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