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Matthew  
**Limb**  
MOVING HOME



*63 Hunter Road, Elloughton, East Yorkshire, HU15 1LG*

- 📍 Impressive Detached House
- 📍 Large Lounge
- 📍 Shower Room to Master
- 📍 Corner Style Plot
- 📍 Open Plan Living Kitchen
- 📍 Four Bedrooms
- 📍 Large Garden
- 📍 EPC=C

**£275,000**



## INTRODUCTION

This impressive detached house provides particularly spacious accommodation with an array of modern fittings. Viewing is recommended to appreciate the appeal of this attractive home which briefly comprises an entrance hall, downstairs cloaks/WC, large lounge and a superb open plan living kitchen which runs to the rear of the house and has a contemporary kitchen including a grand island. At first floor are a series of four good sized bedrooms the master having the benefit of an en-suite shower room. There is also a separate four piece family bathroom. The accommodation has gas fired central heating to radiators and uPVC framed double glazing.

Outside, gardens wrap around the house and a driveway provides good parking and leads to the good sized garage which measures approximately 17ft x 16ft 3ins.



## LOCATION

The property is situated in an extremely convenient location with Hunter Road running off Elloughton Road close to Brough centre.

Elloughton-cum-Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing area lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A welcoming hallway with a turning staircase leading up to the first floor.

### CLOAKS/WC

With low level WC, wash hand basin and heated towel rail.

### LOUNGE

19'6" x 12' approx (5.94m x 3.66m approx)

With two windows to the south elevation.



### OPEN PLAN LIVING KITCHEN

29' x 10' approx (8.84m x 3.05m approx)

A superb room stretching across the rear of the house with window and double doors leading out to the garden. The kitchen features a range of high gloss fronted base and wall mounted units and a grand island with breakfast bar peninsular. There is a designer stainless steel sink and drainer, integrated oven, hob with hood above, dishwasher and concealed plumbing for automatic washing machine. The room also provides a space for a settee and dining suite etc.



### KITCHEN ALTERNATIVE VIEW



### KITCHEN ALTERNATIVE VIEW



### FIRST FLOOR

## *LANDING*

With airing cupboard off.

## *BEDROOM 1*

12'1" x 10' approx (3.68m x 3.05m approx)

With windows to two elevations and a wall mounted TV point.



## *EN-SUITE SHOWER ROOM*

With large shower tray and a wash hand basin.





### BEDROOM 2

12' x 9' approx (3.66m x 2.74m approx)  
Window to side elevation.



### BEDROOM 3

10' x 11'7" approx (3.05m x 3.53m approx)  
Measurements up to wardrobes running to one wall. Window to rear elevation.



### BEDROOM 4

9'10" x 8'8" approx (3.00m x 2.64m approx)  
Window to front elevation.



## BATHROOM

10' x 5'90" approx (3.05m x 1.52m approx)

With modern suite comprising wash hand basin with drawer, shower with spray screen, low level WC and panelled bath. Tiled surround.



## OUTSIDE

The property occupies a corner style plot with gardens running round the house, being mainly lawned. A driveway leads up to a large garage which measures approximately 17' x 16'3".



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

### 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.

### STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

### VIEWING APPOINTMENT

TIME .....DAY/DATE .....

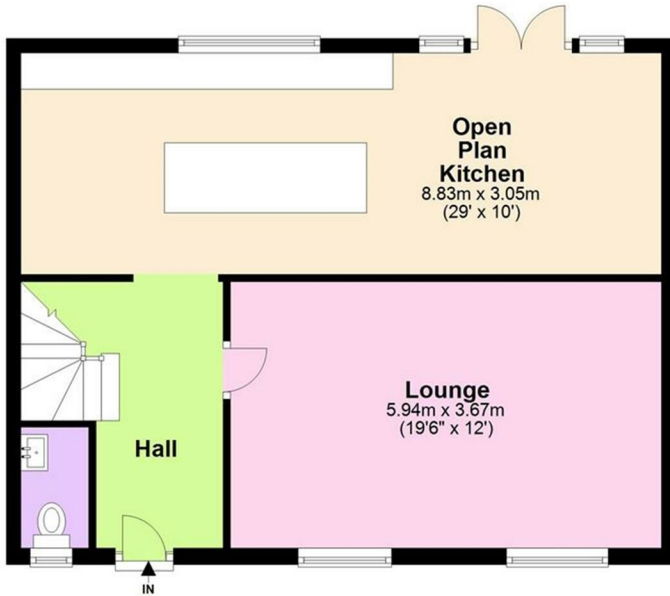
SELLERS NAME(S) .....





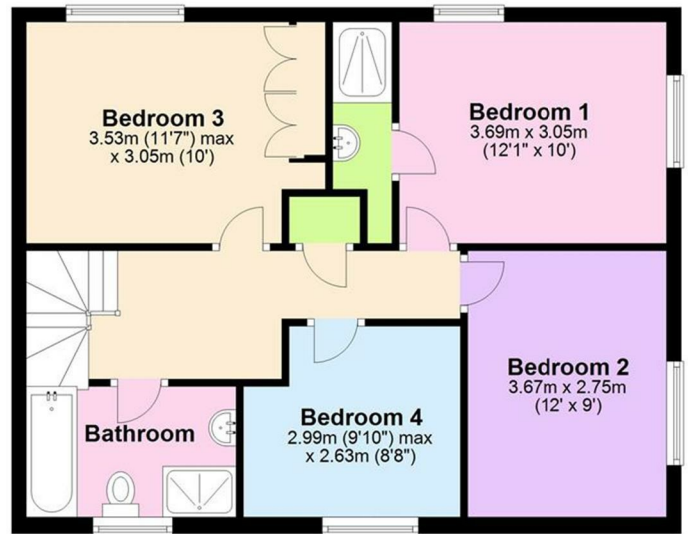
### Ground Floor

Approx. 60.2 sq. metres (648.2 sq. feet)




### First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 120.4 sq. metres (1296.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	