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Matthew
Limb
MOVING HOME



12 Ash Avenue, Elloughton, East Yorkshire, HU15 1LF

- 📍 Superb Detached
- 📍 Four Good Bedrooms
- 📍 Bath & En-Suite
- 📍 Modern Breakfast Kitchen
- 📍 Lounge & Dining Room
- 📍 South Facing Rear Garden
- 📍 No Onward Chain
- 📍 EPC=C

£299,950

INTRODUCTION

This superb detached house is situated within this popular residential area and offers fantastic accommodation complemented by a south facing rear garden. The property has the benefit of gas central heating and uPVC double glazing and the accommodation comprises an entrance hallway, spacious lounge with bay, dining room, breakfast kitchen with appliances, cloaks/W.C. plus an additional room to the rear of the garage ideal as a home office or gym. To the first floor are four good sized bedrooms with en-suite to the main plus a family bathroom.

The property occupies a lovely position with a south facing rear garden. To the front is a block paved driveway providing excellent off street parking and leading to the garage with electric roller door.

LOCATION

Ash Avenue is situated off Hunter Road in Elloughton. Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving time distance. Other amenities include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off.

LOUNGE

13'6" x 13'6" approx (4.11m x 4.11m approx)
Feature fire surround with marble hearth and backplate, feature flooring and bay window to front elevation.



LOUNGE - ALTERNATIVE VIEW



DINING ROOM

10'5" x 8'11" approx (3.18m x 2.72m approx)
Window and door to rear garden.



BREAKFAST KITCHEN

16'3" x 10'4" approx (4.95m x 3.15m approx)
Having a range of modern fitted base and wall units with contrasting worksurfaces, tiled splashbacks, sink and drainer with mixer tap plus a host of integrated appliances including a double oven, induction hob, fridge/freezer, dishwasher, automatic washing machine and tumble dryer. Understairs cupboard, inset spot lights, windows to rear and external access door to side.



BREAKFAST KITCHEN - ALTERNATIVE VIEW



CLOAKS/W.C.

With low flush W.C., vanity unit with wash hand basin, half tiling to walls, window to side elevation.



GYM

9'9" x 8'1" approx (2.97m x 2.46m approx)
Window to side elevation. Internal access door to garage.



FIRST FLOOR

LANDING

With cylinder cupboard and loft access hatch.

BEDROOM 1

13'0" x 11'0" approx (3.96m x 3.35m approx)

With fitted wardrobes and window to front elevation.



EN-SUITE

With suite comprising a shower enclosure, pedestal wash hand basin, low flush W.C., tiled surround, tiled floor, window to side elevation.



BEDROOM 2

11'2" x 8'7" approx (3.40m x 2.62m approx)
Window to front elevation.



BEDROOM 3

8'6" x 7'11" approx (2.59m x 2.41m approx)
Window to rear elevation.



BEDROOM 4

9'9" x 8'1" (narrowing to 6'6" approx (2.97m x 2.46m (narrowing to 1.98m approx)
Window to rear elevation.



BATHROOM

With suite comprising a bath, wash hand basin, low flush W.C., tiled surround, window to rear elevation.



OUTSIDE

To the front is a block paved driveway providing excellent off street parking and leading to the single garage with electric roller door. The good sized south facing rear garden is lawned with a patio area. Fencing to the boundary.



REAR VIEW OF PROPERTY



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.

COUNCIL TAX IMPROVEMENT INDICATOR

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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 TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)




First Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 118.2 sq. metres (1271.9 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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